

ORDINANCE NO.: O-2026-

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

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK
2204, LOT 12 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WINSLOW IN
ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT
AND HOUSING LAW (N.J.S.A. 40A:12A-1, et seq.) ("LRHL")**

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

WHEREAS, by virtue of Resolution R-2024-342, the Mayor and Township Committee of the Township of Winslow authorized and directed the Winslow Township Planning Board ("Planning Board") to undertake the preliminary investigation of property located at Block 2204, Lot 12, ("P.I.Q.") as a Non-Condemnation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Township Committee, the Planning Board conducted an investigation to determine whether the P.I.Q. should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 2204, Lot 12, dated February 18, 2025, prepared by Malvika Apte, PP, AICP of CME Associates; and

WHEREAS, the Planning Board conducted a public hearing on March 20, 2025, concerning the designation of the P.I.Q. as a Non-Condemnation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board; and

WHEREAS, the Planning Board prepared a map showing the boundaries of the proposed

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

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

WHEREAS, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution PR2025-028, recommending that the Mayor and Township Committee designate the P.I.Q. on the Official Tax Map of the Township of Winslow as an Area in Need of Non-Condensation Redevelopment; and

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

WHEREAS, by virtue of Resolution PR-2025-028, adopted on April 17, 2025, the Mayor and Township Committee determined that the P.I.Q. qualified as an Area in Need of Non-Condensation Redevelopment; and

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

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of

the Township of Winslow, County of Camden, State of New Jersey, as follows:

Section 1: Adoption of Redevelopment Plan.

The Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 2204, Lot 12 on the Official Tax Map of the Township of Winslow appended and attached hereto as Exhibit "A".

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

Section 3: Amendment of Zoning Map.

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

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

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

Section 6: Upon adoption, a copy of this Ordinance shall be filed with The Pinelands Commission for review and certification pursuant to the Pinelands Comprehensive Management

Plan's rules and regulations. Notwithstanding anything herein to the contrary, this Ordinance shall not take effect until certified by The Pinelands Commission as required by law

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

Section 8: This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Pinelands Commission.

INTRODUCED: January 20, 2026

ADOPTED:

MARIE D. LAWRENCE, MAYOR

LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **March 10, 2026** at the Winslow Township Municipal Building.

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

EXHIBIT “A”

Block 2204 Redevelopment Plan

Block 2204, Lot 12



Winslow Township, Camden County, New Jersey

Date: December 22, 2025

Prepared by



Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street
Red Bank, NJ 07701
732-741-2900

A handwritten signature in blue ink, appearing to read "Malvika Apte", is positioned above a horizontal line.

Malvika Apte, PP, AICP License No. 6056

With assistance from Jonathan Hansel, Associate Planner

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

Acknowledgements

Township Committee

Marie D. Lawrence, Mayor
Vincent Borrelli, Jr.
Brandon Glikas
Evelyn Leverett
Darrius Peoples
Jacquelyn Lee
Raymond Watkins, Jr.
Charles Flamini
John Wilson

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Michael Passarella
Committeeman Charles Flamini
Timothy Mead, Chairman
Mario D. Partee
JoAnn Waters
Kevin Harvey
John M. Shaw, Jr.
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Project Team

Malvika Apte, PP, AICP

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1. INTRODUCTION

1.1 PURPOSE AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared for a Redevelopment Area that includes Block 2204, Lot 12 that is located along Williamstown Road (the “Redevelopment Plan Area”) in the Sicklerville area within the Township of Winslow (“Township”), which was designated pursuant to N.J.S.A. 40A: 12A-5.

The Township Committee designated the entirety of the Area as an Area in Need of Redevelopment on April 17th, 2025, as per adopted Resolution # PR-2025-028. The initial study and the designation were prepared as a Non-Condemnation Redevelopment Investigation. The use of eminent domain to acquire any property within this Redevelopment Area 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:

- a. 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;
- b. Proposed land uses and building requirements in the project area;
- c. 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;
- d. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan;
- e. Any significant relationship of the Redevelopment Plan(s) to:
 - o The Master Plans of contiguous municipalities;
 - o The Master Plan of the County in which the municipality is located, and;
 - o The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act.”
- f. 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
- g. The Redevelopment Plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

1.2 PLAN OVERVIEW

This Redevelopment Plan proposes to improve the property from its current state as vacant and underutilized land and redevelop the area into a mixed-use development with commercial and multifamily residential units. The site’s location on Williamstown Road north of the Sicklerville

Road intersection, and proximity to the Atlantic City Expressway make it an attractive location for residential development with a commercial component to serve the local community.

1.3 AREA BOUNDARIES AND LOCATIONAL CONTEXT

The Redevelopment Plan Area consists of one lot located in the western corner of the Township, just north of the Williamstown Road and Sicklerville Road intersection. The site is less than one and a half miles north of the Atlantic City Expressway. The property is identified in the Winslow Tax Maps as Block 2204, Lot 12. The site has approximately 600 feet of frontage on Williamstown Road. The subject site is surrounded by a mix of commercial and residential uses. To the north of the property, along Church Road, are farmland and residential uses. To the south of the property, across Williamstown Road, is the “Winslow Center” commercial strip mall containing Family Dollar, Dollar Tree, and other commercial/neighborhood uses. To the west of the property, along Sicklerville Road, is a Wawa service station and Rite Aid Pharmacy (Vacant). To the east of the property is a car wash, followed by other commercial uses.

The full extent of the Redevelopment Plan Area is illustrated on Map 1: Plan Area Map.

1.4 EXISTING CONDITIONS

Based on aerial images and property records, Lot 12 is vacant, heavily forested, and not used for agriculture. There are no man-made structures readily apparent within the Study Area. Based on historic satellite imagery, it appears that the agricultural, residential, and vacant land uses around the Plan Area date back to at least 1995, and likely earlier than that.



1.5 EXISTING ZONING

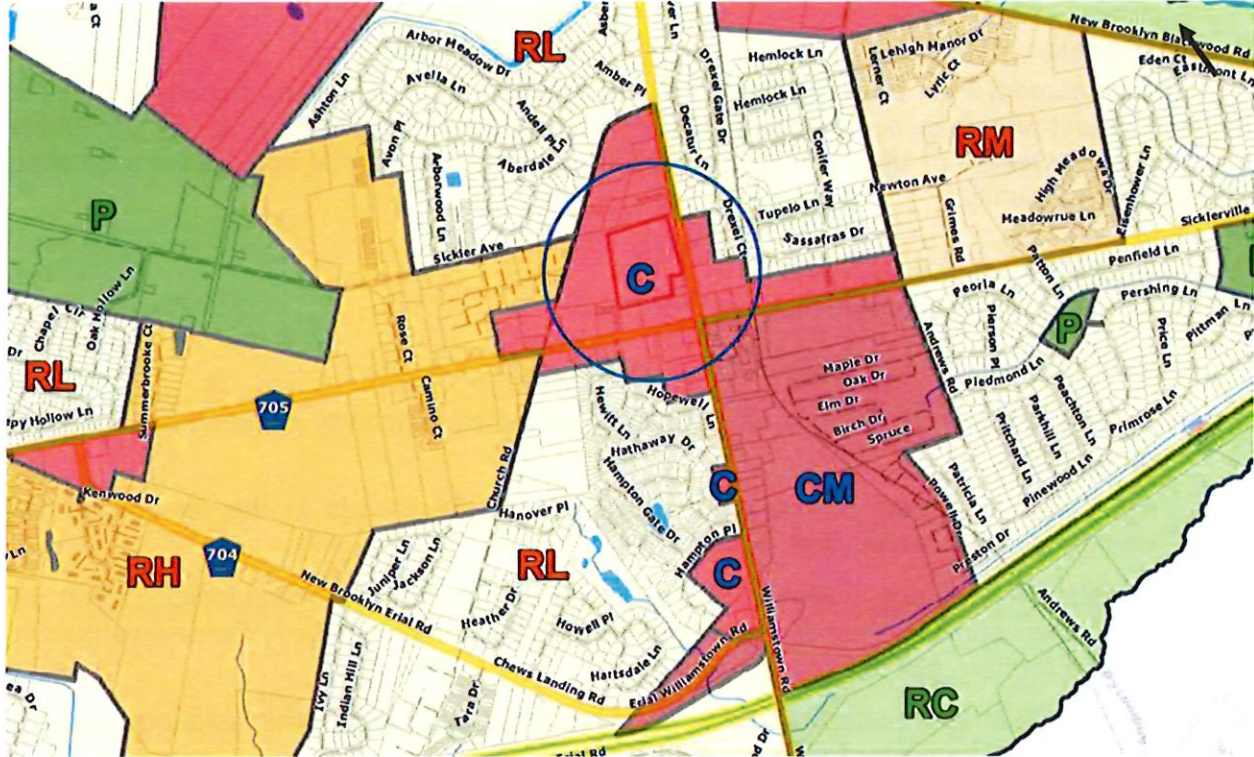


Figure 1: Zoning Map

As shown in the figure above, the entirety of the Redevelopment Plan Area is within the C (Minor Commercial) Zone. Nearby zoning areas include the RM (Medium Density Residential), RL (Low Density Residential), and RH (High Density Residential) Districts.

The C District (Minor Commercial) is intended “to meet the convenience shopping and service needs of the nearby population.” Permitted principal uses include:

- a. Retail or personal service establishments, including though not necessarily limited to the list found at Winslow Township Code §294-34.
- b. Gasoline filling stations and garages in accordance with the standards for automobile garages, repair or service stations under § 294-108 of Article XVI;
- c. Public facilities;
- d. Accessory uses incidental to any of the foregoing uses;
- e. Alternative treatment center dispensaries, vertical alternative treatment center facilities (dispensary/cultivation and manufacturing) and stand-alone cultivation, manufacturing and/or testing facilities.

2. VISION, GOALS AND OBJECTIVES

2.1 VISION

The Redevelopment Plan provides for the transformation of underutilized parcels within the Redevelopment Area to be economically and socially productive properties, which will contribute to the general welfare of the Township and provide needed residential options for a growing residential community.

2.2 GOALS AND OBJECTIVES

The goals of this Redevelopment Plan are as follows:

- Promote a mix of residential and commercial uses in the area;
- To take advantage of the Area's proximity to regional highway connections and local businesses;
- To create a synergy between the residential neighborhoods in the region and the commercial businesses that serve them;
- To redevelop the area with new high quality, higher density residential buildings that will bring new options for existing residents to live in the community and provide an attractive setting for new residents;
- Encourage human scaled, publicly accessible areas that connect the residences and the businesses as a center for community life.

3. LAND USE PLAN

The following chapter contains the land use regulations that will apply only to development contained on lands located within this Redevelopment Area.

3.1 RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The standards contained within this Redevelopment Plan shall supersede the Township's existing regulations, including the zoning regulations (principal and accessory uses, bulk requirements, and other standards) of the underlying zone districts and any other applicable provision found within the Township's Land Development Regulations.

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

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

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.

3.2 DEFINITIONS

Unless otherwise provided, all words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section of the Township's Code, as set forth in §294-8 and §294-10.

3.3 ZONING STANDARDS

The following standards shall be treated as zoning standards and requirements. Any deviations from these requirements shall be treated as a condition requiring a variance, and shall follow the procedures noted above regarding 'c' and 'd' variances, respectively.

3.3.1 Land Use Districts

The Redevelopment Area shall be divided into two distinct districts for the purposes of land use regulations: the Commercial District and the Residential District.

The Commercial District is the smaller, rectangular lot located in the southeast portion of the Redevelopment Plan Area and fronting on Williamstown Road. The remaining land within the Plan Area shall be located in the Residential District, as illustrated in Figure 2 below.

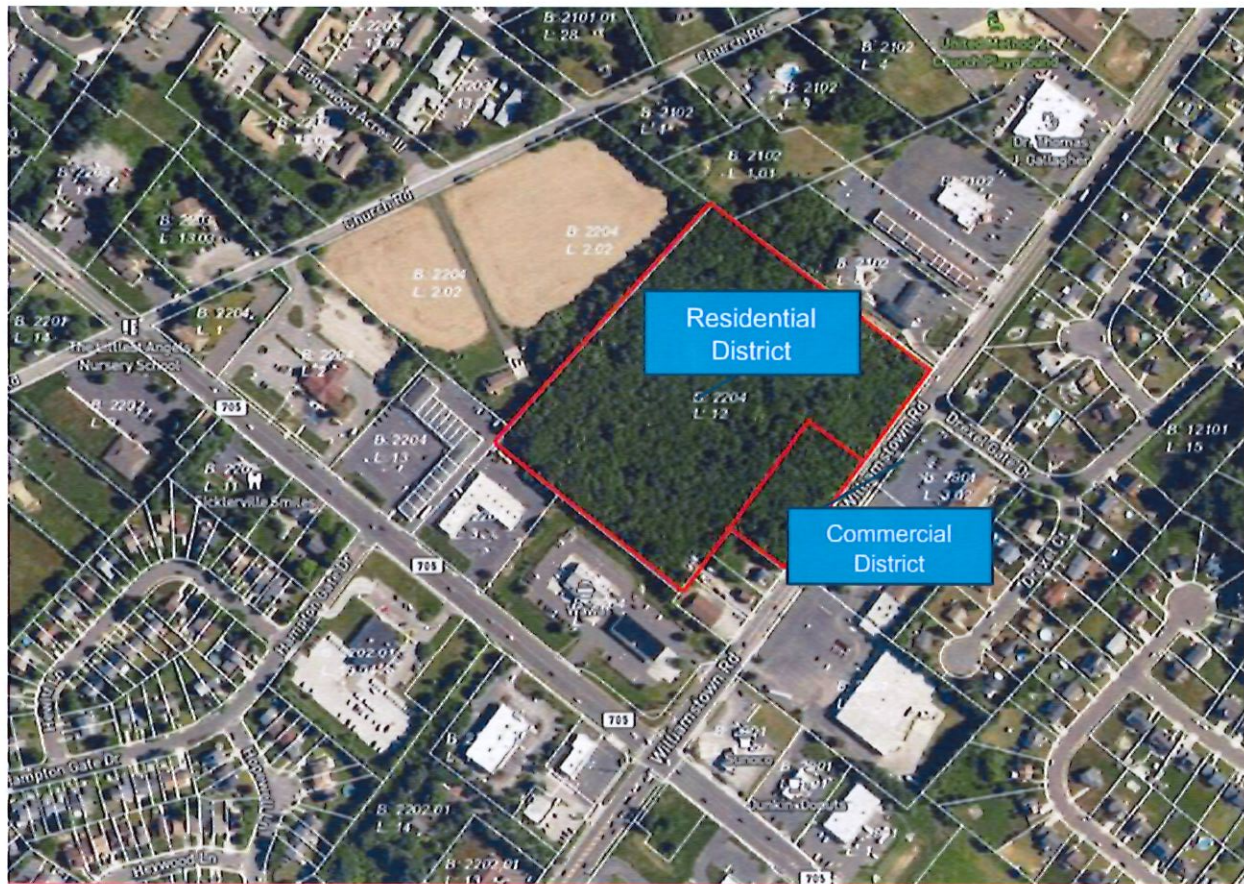


Figure 2: Districts in the Redevelopment Plan Area

3.3.2 Commercial District Zoning Standards

A. Permitted Principal Uses

- Retail Sales
- Personal Service Establishments
- Business or Professional Offices
- Banks, with or without drive-through facilities
- Restaurants, including, though not necessarily limited to, fast food, drive-ins, and restaurant establishments where alcoholic beverages are sold or consumed.
- Medical or Dental Offices
- Child Day Care Centers, or Pre-Schools with fenced in outdoor play areas.
- Adult Day Care Facilities

B. Permitted Accessory Uses

- Off-Street Parking and Loading Facilities
- Solar Energy Facilities
- Signs
- Fences
- Any other use that is customarily incidental and subordinate to the principal use.

C. Area, Yard, and Bulk Requirements

Commercial District Standards	Permitted/Required
Minimum Lot Area	50,000 sq. ft.
Minimum Lot Width	300 feet
Minimum Lot Frontage	300 feet
Minimum Lot Depth	150 feet
Minimum Front Yard Setback (Principal)	40 feet
Minimum Side Yard Setback (Principal)	30 feet
Minimum Rear Yard Setback (Principal)	30 feet
Maximum Impervious Coverage	70%
Maximum Building Coverage	15%
Maximum Building Height (Principal)	2 stories / 35 feet
Maximum Height (Accessory)	15 feet
Minimum Side Yard (Accessory)	15 feet
Minimum Rear Yard (Accessory)	15 feet

3.3.3 Residential District Zoning Standards

A. Permitted Principal Uses

- Townhouses
- Multifamily Residential

B. Permitted Accessory Uses

- Off-Street Parking, including Garages
- Loading Facilities
- Solar Energy Facilities
- Signs
- Fences
- Clubhouses, for the use of residents and their guests
- Recreational Facilities, for the use of residents and visitors
- Any use that is customarily incidental and subordinate to the principal use.

C. Area, Yard, and Bulk Requirements

<i>Residential District</i>	<i>Permitted/Required</i>
Minimum Lot Area	9 acres
Minimum Lot Frontage	300 feet
Minimum Lot Depth	500 feet
Minimum Front Yard Setback (Principal)	50 feet
Minimum Side Yard Setback (Principal)	50 feet*
Minimum Rear Yard Setback (Principal)	50 feet
Minimum Building Separation (Front to Front)	60 feet
Minimum Building Separation (All Other Sides)	30 feet
Maximum Lot Coverage (Building)	40%
Maximum Impervious Coverage	70%
Maximum Building Height (Principal)	3 stories / 45 feet
Maximum Height (Accessory)	25 feet
Minimum Side Yard (Accessory)	10 feet

*A side yard of 40 feet is permitted to a property line created to form the residential and commercial tracts.

Residential District	Permitted/Required
Minimum Rear Yard (Accessory)	10 feet
Maximum # Residential Units	108 units

D. Supplemental Requirements:

- Minimum Unit Size:
 - One-Bedroom – 725 square feet
 - Two-Bedroom – 900 square feet
 - Three-Bedroom – 1,250 square feet

E. Affordable Housing Obligations:

1. The overall affordable housing obligation shall be 9.25% of the total number of residential units. These shall be provided as on-site affordable units. The income and bedroom distribution of affordable units – as set forth below – may be adjusted within a Redevelopment Agreement.
2. Income Distribution
 - a. A minimum of 50% (5 units) of the affordable dwelling units shall be set aside for low-income households earning less than 50% of the area's median income.
 - b. A maximum of 50% (5 units) of the affordable dwelling units shall be set aside for moderate income households earning between 50% and 80% of the area's median income.
 - c. One (1) of the low-income affordable units shall be set aside for very low-income households earning less than 30% of the area's median income.
- 3 Bedroom Distribution
 - a. A minimum of 70% of the total affordable units must be three-bedroom units; this amounts to 7 units as three-bedroom units.
 - b. A minimum of 30% of total affordable units must be two-bedroom units; this amounts to 3 units as two-bedroom units.

3.3.4 Landscape Buffer

A landscaped buffer, being a minimum of 50-feet-wide, shall be provided along all tract boundary lines of the Redevelopment Area, except that the buffer width may be reduced to 25 feet along a tract boundary adjacent to an existing nonconforming residential use in a commercial zone when supplemented with a solid vinyl fence of six feet in height and/or supplemental planting to the reasonable satisfaction of the Planning Board professionals. The 50-foot-wide buffer between the Residential and Commercial portions of the Redevelopment Area may be shared along the common property line. All buffers shall be adequately landscaped with evergreen trees and shrubs, along with deciduous trees to create a visual screen. During the Site Plan process, the applicant shall work with the Township Engineer to review the existing buffer and propose replacing, removing, and proposing new trees in accordance with the Township's tree replacement ordinance.

4. DESIGN STANDARDS

The following regulations shall be treated as design requirements and standards. Any deviation from the following standards creates a waiver or exception pursuant to N.J.S.A. 40:55D-51.

4.1 PARKING AND CIRCULATION

Any application for subdivision or site plan approval submitted by a Redeveloper shall include a detailed Traffic Analysis and/or Study, which shall address the potential impacts that may occur from the proposed uses on the existing roadway network. Such impacts to be addressed in the analysis or study shall include stress on the roadway itself, impacts on existing intersections, reduction to the level of service of 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 a 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.

The design of any development shall incorporate the following:

A. Parking and Loading Standards

1. Off-street parking standards for residential development shall be provided in accordance with NJ RSIS (Residential Site Improvement Standards).
2. Off-street parking and loading for commercial uses shall be provided at a ratio of 1 space for every 250 square feet of gross-floor area.
3. Clubhouse or recreation facilities intended for residents shall provide a minimum of 5 off-street parking spaces.
4. Parking stalls shall have a minimum dimension of 9 feet in width and 18 feet in depth.
5. All off-street parking areas shall be set back a minimum of 10 feet from any building.
6. Bicycle parking shall be provided for every residential development and near the primary entrance of the commercial building that will serve as a principal structure.

B. Circulation Standards

1. One (1) primary boulevard shall be the access (entry and exit) for the entire development from Williamstown Road.
2. The Commercial District shall have its access from this primary boulevard.
3. Driveways or drive aisles that are designed for one way traffic shall have a minimum width of 12 feet.
4. Driveways and drive aisles that allow for two-way traffic shall have a minimum width of 24 feet.
5. Main Boulevard drive shall have a center median that is landscaped, with each aisle of 12 feet and a center median of a minimum of 5 feet.

6. Conflicts between pedestrians and vehicles should be minimized to the extent possible via marked crosswalks or a change in material within the roadway.
7. Sidewalks with a minimum width of 4 feet shall be provided along all street frontages.
8. Sidewalks or pedestrian walkways with a minimum width of 4 feet shall be provided along all internal driveways, and connecting any off-street parking areas to primary building entrances, and to any outdoor recreation spaces.
9. Stop bars shall be provided at all intersections and at the end of all drive aisles.
10. No driveway, drive-through lane, or parking aisle shall encroach upon any required landscape buffer.

4.2 BUILDING DESIGN STANDARDS

1. Buildings shall be designed to complement and enhance the context of the surrounding areas.
2. One (1) clubhouse building is required per residential development. The clubhouse building may include a leasing office, lounge areas, gyms/fitness rooms, pool, workspaces, or other accessory uses customary and incidental to the principal multi-family residential use.
3. One (1) tot lot is required per site; this should include playground equipment for each age group ranging from 3 yrs - 5 yrs and 6 yrs - 12 yrs.
4. Large blank or featureless walls shall be avoided.
5. Primary exterior building materials shall be a mix of brick or brick veneer, stone, cultured stone, stucco, natural wood, composite wood, metal, glass, vinyl, or similarly durable materials.
6. Any building façade which will be visible from a public street and will have a horizontal width of greater than 80 feet, shall be designed to be separated into vertical segments.
7. No building façade which is visible from a public street shall have an uninterrupted horizontal width of greater than 50 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided. This step-back or projection must have a minimum height of 15 feet.
8. For retail commercial buildings, a minimum of 50 percent of any façade which is visible from a public street shall be dedicated to glazing in the form of windows, doors, or other fenestration unless pursuit of higher energy efficiency warrants a reduction of glazing. Details on type of efficiency standards sought and its requirement details shall be provided during the site plan application.
9. Buildings with pitched roofs shall have eaves that overhang the building's face by a minimum of 12 inches.
10. Buildings with flat roofs shall incorporate a decorative cornice along the top of the front façade of the building. This cornice shall project at minimum an average of 8 inches from the face of the building.
11. All mechanical equipment and rooftop appurtenances shall be screened from public view.
12. Dens are permitted for apartment units but shall not be utilized as bedrooms or converted to bedrooms. The design of any proposed den shall exclude a closet and, if fitted with a door, only a glass or other transparent door shall be used.

4.3 LANDSCAPING AND LIGHTING DESIGN STANDARDS

1. All lands not used for buildings, parking, circulation, or utilities, shall be attractively landscaped or designed for use as a public plaza or courtyard.
2. Deciduous shade trees shall be planted along all street frontages and all internal driveways, spaced an average of 50 feet on center.
3. Shade trees serving as street trees shall be located in a landscape strip of at least 4 feet in width, between the curb and sidewalk.
4. Off-street parking areas 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. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.
6. 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.
7. Deciduous shade trees shall be a minimum caliper of 2.5 inches at the time of planting.
8. Evergreen trees shall have a minimum height of 6 feet at the time of planting.
9. Any dumpster, recycling, or trash storage bin shall be located within an enclosed facility which is screened from view by a combination of an opaque fence and landscaping.
10. No dumpster, recycling, or garbage enclosures shall be located within a front yard area.
11. If trash compactors are used, they shall be located in the side and/or rear yard only.
12. Fences in any front yard area shall have a maximum height of 5 feet and shall be at minimum 60 percent visually open.
13. Fences in any other yard shall have a maximum height of 6 feet, except fences which are a part of a landscaped buffer area, which may have a maximum height of 8 feet.
14. No chain link fences shall be permitted.
15. All lighting shall be designed to be consistent in character and style with the overall development project.
16. Lighting should be designed to provide for safety on-site while minimizing any spillover onto adjacent properties.
17. Low-pressure sodium light fixtures shall not be permitted.
18. Lighting for buildings and parking areas shall be provided in accordance with §294-119 of the Township Code.
19. Fencing is to be provided around the perimeter of the property in accordance with §294-117 of the Township Code.

4.4 SIGNAGE STANDARDS

1. All signs within the Redevelopment Area shall conform to Chapter §294-129 of the Winslow Township Zoning Code, unless otherwise noted herein. A Residential development project permits a maximum of two (2) Ground Mounted Signs along its frontage on Williamstown Road. This sign shall be a maximum of 30 square feet, with a permitted maximum width of 10 feet and a permitted maximum height of 10 feet. A Commercial Development project shall be permitted one (1) Free Standing Sign along its frontage on Williamstown Road. This sign shall be a maximum of 30 square feet, with a permitted maximum height of 15 feet.

2. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.
3. Buildings with multiple commercial tenants shall be permitted one building or wall mounted sign per tenant. A single-user commercial building shall be permitted with one wall mounted sign per façade facing Williamstown Road or the interior access road. The total area of all signage shall be no greater than 5 percent of the ground floor façade area of the façade of the building to which they are affixed.
4. Directional signs shall be no more than 5 feet in height, 12 square feet in size, and shall be setback a minimum of 5 feet from the ROW.
5. The following described signs that are located or designed to be seen from the right-of-way of a street or highway are considered exempted signs:
 - a. *Construction Signs*: One nonilluminated sign, not exceeding 40 square feet in area or eight feet in height, denoting the architect, engineer, contractors, or other participants in construction and owners and future occupants, may be placed upon the property where the redevelopment project is under construction. Once construction is complete, these signs shall be removed.
 - b. *Real Estate Signs*: One nonilluminated sign per frontage shall be exempt, provided that the same does not exceed 12 square feet and four feet in height. Once units are leased, these signs shall be removed.

4.5 UTILITIES STANDARDS

1. A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.
2. Renewable energy resources (i.e. small wind energy system, solar energy system) shall be regulated by §294-140 of the Winslow Township Zoning Code. Rooftop solar panels are encouraged.

4.6 ON AND OFF-SITE IMPROVEMENTS

1. The extent of a redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Winslow Township or the relevant external agency or authority. The cost of such improvements may be addressed, in whole or in part, by such mechanisms including, but not limited to, Payment In Lieu of Taxes (PILOTs) and cost sharing with governmental entities.

5. RELATIONSHIP TO OTHER PLANS

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, the Camden County Master Plan, and the New Jersey Development and Redevelopment Plan.

5.1 WINSLOW TOWNSHIP MASTER PLAN

The Township last 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 current study:

- 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.
 - Focus proactive marketing efforts within the regional areas to attract commercial and industrial development.

Additionally, the Township of Winslow adopted its 4th Round Housing Element and Fair Share Plan (dated May 30, 2025) that notes this site as one of the proposed inclusionary site for the Township to meet its constitutional obligation.

5.2 PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located along the borders with the Township of Gloucester in Camden County and the Township of Monroe in Gloucester County. The Area is separated from Gloucester Township by Williamstown Road but is contiguous with the lands of Monroe Township.

The properties within Gloucester Township near the Redevelopment Area border are zoned HC (Highway Commercial) and R-3 (Single Family Detached). The R-3 zone permits as principal uses single-family detached dwellings at a density of three units per acre, along with public parks, recreation, conservation, municipal use, and houses of worship. The area across from the Redevelopment Area zoned R-3 is developed with single-family detached dwellings. The HC zone permits as principal uses various retail, commercial, institutional, and lab uses. The HC parcel is extremely close to the site off of Williamstown Road in Monroe Township, and is developed with a bank and a small retail building with six commercial tenants. Due to the buffer of Williamstown Road and the limited rear property boundaries of residential properties along the Road, the proposed use of the Redevelopment Area as a mix of higher density multi-family residences and commercial uses will have a negligible impact on any land uses in Monroe Township.

The areas of Monroe Township near the border with Winslow are zoned BP (Business Park District), which permits various business, retail, and warehouse uses. The area immediately adjoining the Redevelopment Area is mostly agricultural or undeveloped, with the exception of a single-family residential property along Williamstown Road. The proposed uses of the Redevelopment Area as a mixture of higher density multi-family residences and commercial uses will therefore have a negligible impact on any land uses in Monroe Township.

5.3 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.

5.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Plan Policy Map classifies the Redevelopment Area and the surrounding areas in Winslow and Monroe Township as Planning Area 2 (PA-2), while Gloucester Township is located in Planning Area 1 (PA-1 Metropolitan Planning Area). The PA-2 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 the PA-2 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. This Redevelopment Plan provides for multi-family and commercial uses in an area where infrastructure for such uses is readily available. The Redevelopment Plan is therefore consistent with the SDRP.

6. REDEVELOPMENT PLAN ACTIONS

6.1 OUTLINE OF PROPOSED ACTIONS

A Redevelopment Agreement with the Township required to implement this Plan shall stipulate the precise nature and extent of the improvements to be made, and their timing and phasing as permitted therein. Notwithstanding anything contained herein to the contrary, the redevelopment of the Redevelopment Area may be undertaken by one or more redevelopers, each of which shall enter into a separate redevelopment agreement with the Township for that portion of the Redevelopment Area it intends to redevelop.

6.2 INVENTORY OF AFFORDABLE HOUSING

There are currently no housing units within the Redevelopment Area that are affordable to low- or moderate-income households, as defined by the Local Redevelopment and Housing Law (LHRL). It is not anticipated that any relocation assistance will be necessary for any existing affordable dwelling units as a result of the implementation of this Plan.

6.3 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. As this is a Non-Condemnation Redevelopment Plan, the use of eminent domain to acquire private property is not permitted.

6.4 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. Any necessary infrastructure improvements to service any redevelopment project within the Area shall be subject to a redevelopment agreement.

6.5 OTHER ACTIONS

A Redevelopment Agreement between the Township and the redeveloper will address any terms, conditions, specifications, and 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 condition of securing development approvals for the project. The cost of such improvements may be addressed, in whole or in part, by such mechanisms including, but not limited to Payments in Lieu of Taxes (PILOTs) and cost sharing with governmental entities.

6.6 AMENDMENT TO ZONING MAP AND DEVELOPMENT REGULATIONS

The Zoning Map referenced in Chapter §294-4 of the Township's Code is hereby amended to reference this Redevelopment Plan as a zoning district encompassing the Redevelopment Area in

its entirety. Additionally, the listing of zoning districts in the Winslow Zoning Ordinance is hereby amended to include a reference to this Redevelopment Plan constituting the zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan 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.

6.7 NON-DISCRIMINATION PROVISIONS

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

6.8 DURATION OF THE PLAN

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

6.9 COMPLETION OF REDEVELOPMENT

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

6.10 SEVERABILITY

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

7. OTHER PROVISIONS

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

- The Redevelopment Plan herein has delineated a definite relationship with 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 that needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for Winslow Township. The Plan also complies with the goals and objectives of the Camden County Master Plan, the Pinelands Comprehensive Management Plan, and the New Jersey State Development and Redevelopment Plan.

8. APPENDICES

APPENDIX A: RESOLUTION DESIGNATING THE STUDY AREA AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT

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Date 4/21/25
Initials OM

WINSLOW TOWNSHIP PLANNING BOARD
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA
(BLOCK 2204 Lot 12)
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.
PR2025-028

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-2024-342 adopted December 17, 2024; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2024-342 adopted December 17, 2024 covering property located at BLOCK 2204 Lot 12, 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 February 20, 2025, the Winslow Township Planning Board adopted a Resolution, PR2025-022, memorialized the same date, which authorized the preliminary investigation report preparation pursuant to NJSA 40A:12A-1

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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 PR2025-022, 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-Condernnation 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 afordescribed; and

WHEREAS, CME Associates, Malvika Apte, PP, AICP, License No. 6056 Professional Planner, and Christopher N. Dochney, PP, AICP, License No. 6225, Professional Planner, have tendered a written report known as the "Area in Need of Redevelopment Study Preliminary Investigation Report BLOCK 2204 Lot 12" dated February 18, 2025; 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 March 20,
2025 for BLOCK 2204 Lot 12 located in the western end of the
Township, along Williamstown Road near the intersection of
Sicklerville Road. The property has a rectangular shape, and
is 11.06 acres. It contains 600 feet of frontage along
Williamstown Road and is approximately 450 feet north of the
intersection of Williamstown Road and Sicklerville Road; and

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WHEREAS, the Township of Winslow Planning Board
conducted a hearing which was duly noticed in accordance
with NJSA 40A:12A-6 on March 20, 2025, 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 2204 Lot 12 on the Official Tax Map for the
Township of Winslow County of Camden and New Jersey, is an
area 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 March 20, 2025,
the Winslow Township Planning Board also heard sworn
testimony from CME Associates, Professional Planner,
Christopher N. Dochney, PP AICP, after having been duly
qualified as a licensed Professional Planner in the State of

New Jersey, License Number 6225; and

WHEREAS, the investigation and testimony revealed that BLOCK 2204 Lot 12 is vacant and undeveloped. The investigation further revealed that the lands have been vacant for at least 30 years. It further appeared that development of this property was unlikely through the instrumentality of private capital; and it further appearing that because the lands have been vacant for a period in excess of thirty (30) years, thus being unproductive under the criteria set forth in NJSA 40A:12A-5c and h, and requiring the involvement of the municipality to bring the land to a level of production; and

WHEREAS, it further appearing that the property is located within a Smart Growth 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 2204 Lot 12 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, is an area in need of Non-Condemnation Redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5c, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law, to be a Non-Condemnation Redevelopment Area.

2. It is determined that the area designated as BLOCK

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Date _____

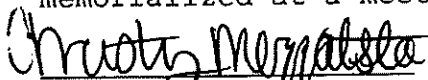
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2204 Lot 12 meets the criteria set forth in NJSA 40A:12A-5, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law as unimproved vacant lands which need the involvement of the municipality to bring such lands to a level of production, being areas in need of Non-Condensation Redevelopment within the Smart Growth planning area.

3. It is determined that BLOCK 2204 Lot 12 be and is 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 February 18, 2025 prepared by Malvika Apte, Professional Planner and Christopher N. Dochney, 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 Mezzatesta, 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 20th day of March 2025, memorialized at a meeting held April 17, 2025.



CHRISTY MEZZATESTA
SECRETARY
Planning Board
Township of Winslow



Timothy Mead
CHAIRPERSON
Planning Board
Township of Winslow