



KingsLandingSM
at Woolwich
Township

Kings Landing Redevelopment Plan
Route 322 Corridor
June 2017

Prepared For
Woolwich Township Committee
120 Village Green Drive, Woolwich Township, NJ
Adopted Pursuant to
Ordinance No. ____ on _____, 2017

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Woolwich Township 2017

KINGS LANDING REDEVELOPMENT PLAN

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Existing Sewer Service Area Map

I. INTRODUCTION

On October 20, 2014 (Resolution R-2014-217) (refer to Appendix), the Woolwich Township Committee, upon receiving the recommendations of the Joint Land Use Board (JLUB), adopted the Preliminary Investigation Report for Determination of Need for Regional Center East. Similarly, on April 17, 2017, the Woolwich Township Committee, upon receiving the recommendations of the JLUB, adopted the Preliminary Investigation Report Determination of Need for Regional Center West (Resolution R-2017-120) (refer to Appendix). Both the East and West Regional Center Areas, therefore, qualify as Areas in Need of Redevelopment. The purpose of this Redevelopment Plan is to combine those two Study Areas, advance those designations and, through the designation, facilitate the redevelopment of the combined Area.

Woolwich Township has seen unprecedented growth in recent decades, straining municipal resources and placing significant development pressure upon a dwindling supply of land. Through the use of Redevelopment, the Township can prioritize development on the parcels identified herein through tax incentives and tailored development regulations, generally effective means by which to encourage developers to concentrate resources on projects.

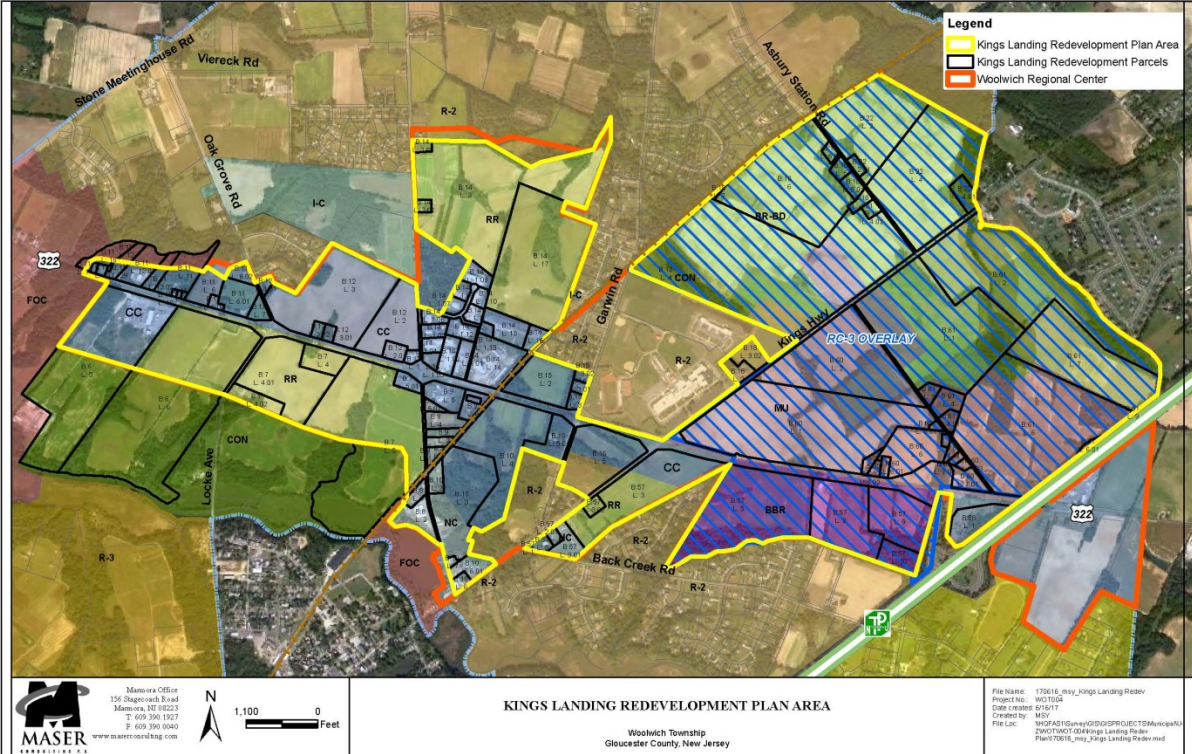
II. DESCRIPTION OF PROJECT AREA

The designated Redevelopment Area is a 1,435 acre tract consisting of 120 parcels.

The properties within the Redevelopment Area comprise the Woolwich Regional Center (commonly referred to as Kings Landing) and the US 322 Transfer of Development Rights (TDR) Receiving Area. The former is a State-endorsed regional center to facilitate concentrated development in accordance with smart growth principles, and the latter is an area designated by the Township to receive transfers of development credits from agriculturally and ecologically sensitive lands in the Township.

Kings Landing Redevelopment Area	
Block	Lot
Block 6	5, 6
Block 7	4, 4.01, 4.02, 5, 5.01
Block 8	1, 2
Block 9	1, 2, 3, 4, 5, 5.01, 6
Block 10	2, 3, 4, 5.01, 6, 6.01, 7
Block 11	6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16, 29
Block 12	1, 2, 2.01, 3, 3.01, 3.02, 4.01
Block 14	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16, 17
Block 15	2, 3, 3.01, 3.02
Block 16	5Q
Block 18	2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7
Block 22	2Q, 2.01, 4Q, 4.01
Block 57	3Q, 3.02, 5Q, 8Q, 9Q, 10Q
Block 57	1, 2, 2.01, 3.01
Block 58	1
Block 60	1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8
Block 61	1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q, 9

Figure 1: Redevelopment Area Map



III. THE NEED FOR REDEVELOPMENT

Pursuant to Section 40A:12A-7 of the New Jersey Local Redevelopment and Housing Law (LRHL), redevelopment plans shall include for the planning, development, redevelopment, or rehabilitation of the project area sufficient to include the following:

1. The plan relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”, P.L. 1985, c398 (C.52:18A-196 et al.)
6. Description of the plan relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law” (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
7. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

The goals and objectives of any redevelopment actions are derived from the Township Master Plan, Open Space and Recreation Plan, and TDR Plan.

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Provide for civic and intergovernmental needs.
- Establish more township parks throughout the municipality.

- Expand the amount of passive and active recreational land in the Township.
- Connect preserved open space through greenways.
- Safeguard the Township's historic features.
- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.

V. STRUCTURE AND POWERS OF REDEVELOPMENT ENTITY

The Township Committee will assume the role of the Redevelopment Entity for the Redevelopment Area as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). Proposals from developers will be requested and reviewed by the Redevelopment Entity. The Redevelopment Entity may request supplemental information and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. Once a Redeveloper(s) is/are selected, the Redevelopment Entity will enter into a redevelopment agreement(s). By acting as the Redevelopment Entity, the Township Committee can streamline the process from concept to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

VI. RELATIONSHIP TO LOCAL OBJECTIVES

The goals and objectives of any redevelopment action taken within the Redevelopment Area come directly from the Township Master Plan and its Reexamination Report, Open Space and Recreation Plan (OSRP), and Transfer of Development Rights Plan (TDR Plan).

A. MASTER PLAN

The Township's Master Plan was last adopted in 2003. This Redevelopment Plan aligns with the Master Plan as follows:

Master Plan Phase 1: Assumptions, Land Use and Housing Elements:

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.
- To provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.

- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Encourage a sound fiscal mix of future uses.
- Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 Corridor.
- To promote the development of new employment in areas that are convenient to existing housing.

Public Spaces Plan Goals

- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.
- Establish more township parks throughout the municipality.
- Expand the amount of active recreational land in the Township.
- Connect preserved open space through greenways.
- Safeguard the Township's historic features.

B. REEXAMINATION REPORT

The 2016 Master Plan Reexamination Report specifically envisions the adoption of this Redevelopment Plan, recommending the following as they relate to the Kings Landing Redevelopment Area:

Recommendations (page 18)

The 2003 Master Plan made the following specific land use recommendations:

2. A new sewer service area should be created along the Route 322 corridor to encourage the development of more intensive regional retail, office, light industrial and warehouse/distribution uses in this area.

2016 Response: Achieved. A Wastewater Management Plan (WMP) was adopted in September 2012.

4. The Route 322 corridor should be served by the redevelopment of a Joint Swedesboro-Woolwich Sewage Treatment Plant.

2016 Response: This goal was abandoned in favor of a cooperative arrangement with Logan Township. A public-private partnership has been established between Aqua New Jersey, the Wolfson Group, and the Township to have a sewer conveyance system to the Logan Treatment Plant in order to facilitate the expected commercial development along Route 322.

C. OPEN SPACE AND RECREATION PLAN

Several goals and objectives of the Open Space and Recreation Plan (OSRP) are brought to life through this Redevelopment Plan:

- Plan active recreational facilities to accommodate current and anticipated future needs. These active facilities consist primarily of sports fields and courts but may also include other specialized

facilities such as skate parks, disc golf, swimming, firing range, and trails for walking, running and biking.

- Identify opportunities to enhance local tourism, ecotourism, and marketing of downtown Swedesboro and Woolwich Regional Center through park, open space, and trail development and recreational programs and events.

D. TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE

The intent of the Township's Transfer of Development Rights (TDR) Ordinance is to effectuate the preservation of agricultural lands and open space and concentrate development in limited nodes of the Township. This same goal is complemented by this Redevelopment Plan, which seeks to keep the existing zoning and focus of the Kings Landing Regional Center.

VII. RELATIONSHIP TO LOCAL ZONING

This Redevelopment Plan, which functions as an optional overlay, does not provide for new zoning in the Area. Rather, developers shall refer to the underlying zoning which was in place at the time of adoption of this Redevelopment Plan. As such, the zoning remains compatible with the existing uses, adjacent zones, and the Township overall.

VIII. RELATIONSHIP TO OTHER PLANS

A. 2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Redevelopment Area is located in the Fringe Planning Area (PA3) and Rural Planning Area (PA4).

The following State Plan Policy Objectives for PA3 are advanced by this Plan:

- Planning Area 3 Land Use Policy Objective: "Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs...." (p. 202)
- Planning Area 3 Economic Development Policy Objective: "Guide opportunities for economic development into Centers...." (p. 203)
- Planning Area 3 Transportation Policy Objective: "Maintain and enhance a transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas, encouraging alternatives to the single-occupancy vehicle whenever feasible. In Centers, emphasize the use of public transportation systems and other alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options...." (p. 203)
- Planning Area 3 Redevelopment Policy Objective: "Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile." (p. 203)

The following State Plan Policy Objectives for PA4 are advanced by this Plan:

- Planning Area 4 Land Use Policy Objective: "Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and

enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers....Development and redevelopment in the Environs should maintain or enhance the character of the area." (p. 209)

- Planning Area 4 Economic Development Policy Objective: "Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources." (p. 209)
- Planning Area 4 Recreation Policy Objective: "Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland." (p. 210)

The vision for this Redevelopment Area is also supportive of the 2001 State Plan Design Policy 5, Establishing Connectivity in Circulation Systems. This section encourages development that designs "circulation systems to maximize connectivity, in ways that...ensure the safety of pedestrians and bicyclists and create communities and places that are safe and attractive to walk and ride and promote physically active lifestyles...." And, "[i]n compact communities...provide a barrier-free, continuous and accessible pedestrian and bicycle network." (p. 176)

Additionally, the zoning in this area, which is to remain, includes proposed commercial development which is consistent with the Statewide Policy on Design by way of its Reduction of Resource Consumption. Specifically, "[c]onsider the consumption of energy, water and materials and the potential advantages of natural over mechanical approaches when designing street layout and selecting building location, building orientation, building materials, heating and cooling systems and plant materials." (p. 178)

B. GLOUCESTER COUNTY DEVELOPMENT MANAGEMENT PLAN (1982)

The 1982 Gloucester County Development Management Plan lists among its goal statements the following:

- "To encourage a growth pattern that will concentrate rather than disperse development throughout the County: The Plan expresses a desire to direct growth into already developed and developing areas in order to reduce costs of providing public facilities and services, maintain the viability of existing developed areas, and conserve energy and numerous natural resources." (p. 4)

This Redevelopment Area falls into the category of "Existing Development" areas on the County's Development Management Plan Map. It is in these areas that the County anticipated rehabilitation and infill development to more efficiently use the County's existing physical infrastructure while preserving its natural resources. This Redevelopment Plan furthers that vision.

C. 2005 GLOUCESTER COUNTY NORTHEAST REGION STRATEGIC PLAN

The Gloucester County Northeast Region Strategic Plan was developed in 2005 to provide a uniform growth strategy for the fourteen municipalities in the northeastern portion of the county. The Plan establishes a regional context for identifying strategies and implementation mechanisms for addressing four themes: towns, corridors, subdivisions, and open space.

Land Use Strategies in the Strategic Plan include the following which are advanced by this Redevelopment Plan:

- For towns: “Provide open space and civic spaces in the core and in the neighborhoods,” and, “evaluate older buildings that do not appear to meet the needs of modern commerce (e.g. too small or too large, inadequate delivery areas, inaccessible upper floors, etc.) and adaptively reuse them for modern functions and uses while preserving their history and character.”
- For subdivisions: “Provide meaningful, useful open spaces and appropriate community facilities in all new neighborhoods.”
- For open space: the Strategic Plan incorporates the 1997 County Open Space Plan, which recommends open space preservation programs.

D. CONNECTIONS 2040 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission (DVRPC) created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby Woolwich Township. This Plan, titled Connections 2040, includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, four Core Plan Principles are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following points from this Connections 2040 Plan are relevant to this Redevelopment Plan:

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan. Within Woolwich, this specifically includes Raccoon Creek and Gloucester County Farm Belt B.
- Create Livable Communities. The 2040 Plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. Woolwich Township is listed as a Planned Center, which is described as, “developments on greenfields in Growing Suburbs or Rural Areas” and places with plans that call for village-type development, incorporating mixed, integrated land uses, relatively high densities, and pedestrian connections.
- Build the Economy. While there is no directive specifically for Woolwich in the Connections 2040 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes Complete Streets, transportation safety, increased accessibility, and congestion and environmental impact reduction for transit in the region. While none of the circuit trails identified in the document are within Woolwich, an emphasis on bikeways and walkways is relevant.

E. LOGAN TOWNSHIP & SWEDESBORO BOROUGH

Swedesboro-Paulsboro Road extends through Woolwich Township from Logan Township to the north and Swedesboro to the south. The direct link that Swedesboro-Paulsboro Road provides between these

adjacent towns and through Kings Landing is expected to strengthen and reinforce both the existing downtown in Swedesboro and the planned Kings Landing development.

IX. Redevelopment Plan

This chapter of the Redevelopment Plan provides the process and land use requirements for the redevelopment of the Kings Landing Redevelopment Area.

A. OVERLAY ZONING

The Redevelopment Plan shall serve as an overlay zone to the existing zones and the applicable provisions of the Woolwich Township Code Chapter 149 - Site Plan Review, Chapter 163 – Subdivision of Land Review and Chapter 203 - Zoning.

The Official Zoning Map of Woolwich Township is hereby amended to designate the Redevelopment Area, which consists of the following lots and blocks, as the “Kings Landing Redevelopment Area:”

Kings Landing Redevelopment Area	
Block	Lot
Block 6	5, 6
Block 7	4, 4.01, 4.02, 5, 5.01
Block 8	1, 2
Block 9	1, 2, 3, 4, 5, 5.01, 6
Block 10	2, 3, 4, 5.01, 6, 6.01, 7
Block 11	6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16, 29
Block 12	1, 2, 2.01, 3, 3.01, 3.02, 4.01
Block 14	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16, 17
Block 15	2, 3, 3.01, 3.02
Block 16	5Q
Block 18	2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7
Block 22	2Q, 2.01, 4Q, 4.01
Block 57	3Q, 3.02, 5Q, 8Q, 9Q, 10Q
Block 57	1, 2, 2.01, 3.01
Block 58	1
Block 60	1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8
Block 61	1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q, 9

B. PERMITTED USES, AREA AND BULK REQUIREMENTS

No new use or bulk requirements are set forth as part of this Redevelopment Plan. All zoning that was in place at the time of the adoption of this Redevelopment Plan shall prevail, until such time as the existing zoning is amended, in which case the new zoning shall prevail.

X. INFRASTRUCTURE

- Stormwater Management
 - All development within the Redevelopment Area must include a comprehensive stormwater management system integrated into the open space system in compliance with the standards outlined in the Stormwater Management Plan included in the TDR Plan.
- Infrastructure & Public Improvements
 - The Township’s TDR program required the preparation of a comprehensive wastewater management plan (WMP) that included the Regional Center in their sewer service areas. This plan received State approval in 2012.

As noted in the TDR Plan, July 2016 Update (page 50), “[w]hile sewer service does not currently exist along the highway, plans are already underway to secure needed utilities.” And, in accordance with the terms of a 2015 legal agreement between the Logan Township Municipal Utilities Authority (LTMUA), Summit Ventures (Weatherby developer), and AQUA-NJ, “LTMUA has committed to expand its treatment plant to add between 250,000 and 500,000 gallons per day (gpd) in added sewer capacity” serving “customers in both Logan and Woolwich Township on a first-come-first-served basis following municipal site plan approvals in either Township, within their respective state approved sewer service areas. In Woolwich, that area includes the entire Weatherby development, the 2.5 square mile Route 322 Regional Center “Kings Landing at Woolwich” as well as the future Auburn Road Village project. (Refer to Appendix for a map of the sewer service area.)

- The adoption of this Redevelopment Plan will facilitate and expedite the provision of sanitary sewer service to the Kings Landing Regional Center by providing a mechanism in which Woolwich Township can partner with a capable redeveloper to finance, design, permit and construct the primary system along the Route 322 Corridor. In doing so the risks and rewards can be better managed and shared.

XI. IMPLEMENTATION

All subdivision and site plan applications of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Woolwich Township. Approvals, waivers and deviations will be governed by the requirements of the Municipal Land Use Law (MLUL), the Local Redevelopment and Housing Law (LRHL), and the Township's usual procedures. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Redevelopment Area prepared in accordance with the Township's zoning, site plan and subdivision regulations shall be submitted by the redeveloper(s) to the Joint Land Use Board (JLUB) so that compliance with the Redevelopment Plan can be determined. Review by the JLUB, including submission of waivers, exceptions, and variances, shall be carried out in accordance with Township ordinances and procedures.

XII. ADMINISTRATIVE MATTERS

A. TEMPORARY AND PERMANENT RELOCATION OF DISPLACED RESIDENTS AND BUSINESSES

Under the Local Redevelopment and Housing Law, the redevelopment plan must allow "adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area." (N.J.S.A. 40A: 12A-7a(3)). Additionally, it authorizes contractual arrangements between redevelopment entities and public entities for relocating residents, industry or commerce that is displaced due to implementation of the Redevelopment Plan (N.J.S.A. 40A: 12A-8i).

B. PROPERTIES TO BE ACQUIRED IN ACCORDANCE WITH THE REDEVELOPMENT PLAN

No property is intended to be acquired through eminent domain for the effectuation of this Redevelopment Plan.

C. PROCEDURES FOR AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Mayor and Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the cost of Township professionals.

D. ZONING MAP AMENDMENT

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area.

E. VALIDITY OF ORDINANCE

If any section, paragraph, division, subdivision, clause or provision of this 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 plan shall be deemed valid and effective.

APPENDICES

Resolution R-2014-217
Resolution R-2017-120
Existing Sewer Service Area Map

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WOOLWICH ACCEPTING THE RECOMMENDATION OF THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TOWARDS DECLARING SPECIFIC AREAS OF THE TOWNSHIP'S GROWTH CENTER IN NEED OF REDEVELOPMENT

R-2014-217

WHEREAS, on May 19, 2014 the Woolwich Township Mayor and Committee passed Resolution No. 2014-126 directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq., and;

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 16 - Lot 5Q; Block 18 – Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 – Lots 2Q, 2.01, 4Q, 4.01; Block 57 – Lots 3Q, 3.02, 5Q, 8Q, 9Q,10Q; Block 58 – Lot 1; Block 60 – Lots 1Q, 2Q, 5.01, 5.02 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 – Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board, on June 5, 2014, authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E., issued a report dated August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as, by the general public; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on September 18, 2014; and

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the above documents, the August 2014 report of J. Timothy Kernan, P.E., P.P., C.M.E., and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

WHEREAS, the Woolwich Township Joint Land Use Board adopted Resolution #2014-20 on October 16, 2014 which approves and adopts adopts the report date August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" prepared by J. Timothy Kernan, P.E., P.P., C.M.E.. and the findings contained therein and same was referred to the Woolwich Township Mayor and Committee for review and consideration; and

WHEREAS, the Township Committee of the Township of Woolwich does hereby agree with the determination and recommendation of the Joint Land use Board in this regard, and therefore intends to declare specific areas within the Woolwich Township Growth Center as areas in need of redevelopment;

NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF


WOOLWICH AS FOLLOWS:


1. the Township Committee of the Township of Woolwich does hereby agree with the determination and recommendation of the Joint Land use Board in this regard, and therefore intends to declare specific areas within the Woolwich Township Growth Center as areas in need of redevelopment;
2. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the recommendations of the JLUB nor is it to be used in connection with the redevelopment area in question;
3. That the Woolwich Township Mayor and Committee declare that all the areas referred to the JLUB for investigation, specifically, Block 16 - Lot 5Q; Block 18 – Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 – Lots 2Q, 2.01, 4Q, 4.01; Block 57 – Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58 – Lot 1; Block 60 – Lots 1Q, 2Q, 5.01, 5.02 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 – Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township, be declared areas in need of redevelopment.

Adopted this 20th day of October, 2014

TOWNSHIP OF WOOLWICH

ATTEST:


Jane DiBella, Administrator/Clerk


Samuel Maccarone Jr., Mayor

CERTIFICATION

The foregoing Resolution was adopted by the Township Committee of the Township of Woolwich at a meeting conducted on the 20th day of October, 2014.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
ADOPTING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION REPORT**

R-2017-120

WHEREAS, the Woolwich Township Mayor and Committee passed a Resolution directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1, 2, 3.01, 4, 5, 6, 7, 8, 9 & 10; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5, 5.01, 5.02, 5.03, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.03, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 5.01, 5.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, 4, 5.01, 5.02, 5.03, 5.04, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 6, 7, 8, 9 & 10; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 57, Lots 1, 2, 2.01 & 3.01 on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, Maser Consulting P.A. issued a report dated March 3, 2017, entitled "Preliminary Investigation Report Determination of Need for Regional Center West" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on March 16, 2017; and

WHEREAS, at the time of the public hearing, the Joint Land Use Board heard testimony from The Township Planner with respect to the preliminary report that he prepared, and in said report, Mr. Kernan determined that certain properties should not be included in the proposed redevelopment area as they are for the most part, currently built residential homes and therefore do not meet the requirements for inclusion as an area in need of redevelopment; and

WHEREAS, the Planner determined that only the remaining properties listed below qualified as being an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Township Committee, being Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, Block 57, Lots 1, 2, 2.01 & 3.01; and

WHEREAS, the Township Planner further recommended that the Mayor and the Township Committee find that the intent of the Township's Master Plan and Regional Center Development Plan are to promote commercial development and orderly growth within the Township may be furthered by the designation of this area as a redevelopment area; and

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the March 3, 2017 report of Maser Consulting and the testimony provided at the time of the public hearing, including the testimony of its own professionals; and

WHEREAS, The Woolwich Township Joint Land Use Board adopted resolution #2017-15 on April 6, 2017 adopting the plan and the findings contained therein, and referred to the Woolwich Township Mayor and Committee for review and consideration; and

WHEREAS, the Woolwich Township Joint Land Use Board did not include the use of eminent domain in its recommendation regarding the redevelopment area; and

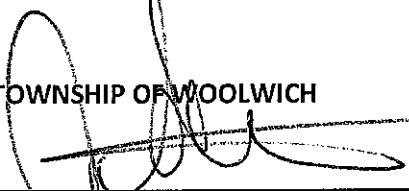
WHEREAS, the Township Committee of the Township of Woolwich agrees with said recommendation and desires to adopt said Redevelopment Area;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich, as follows:

1. That the following block and lots being Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax map of Woolwich Township be and are hereby designated as an area in need of redevelopment ; and
2. The report dated March 3, 2017 entitled "Preliminary Investigation Report Determination of Need for Regional Center West" as prepared by J. Timothy Kernan, Maser Consulting, and the findings contained therein is hereby approved and adopted by the Township Committee of the Township of Woolwich.
3. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the Plan in question; and

Adopted this 17th day of April 2017

TOWNSHIP OF WOOLWICH

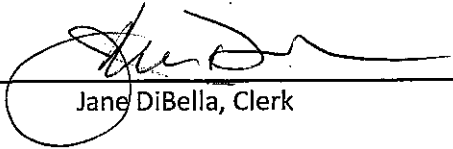

Alan Schwager, Mayor

ATTEST:

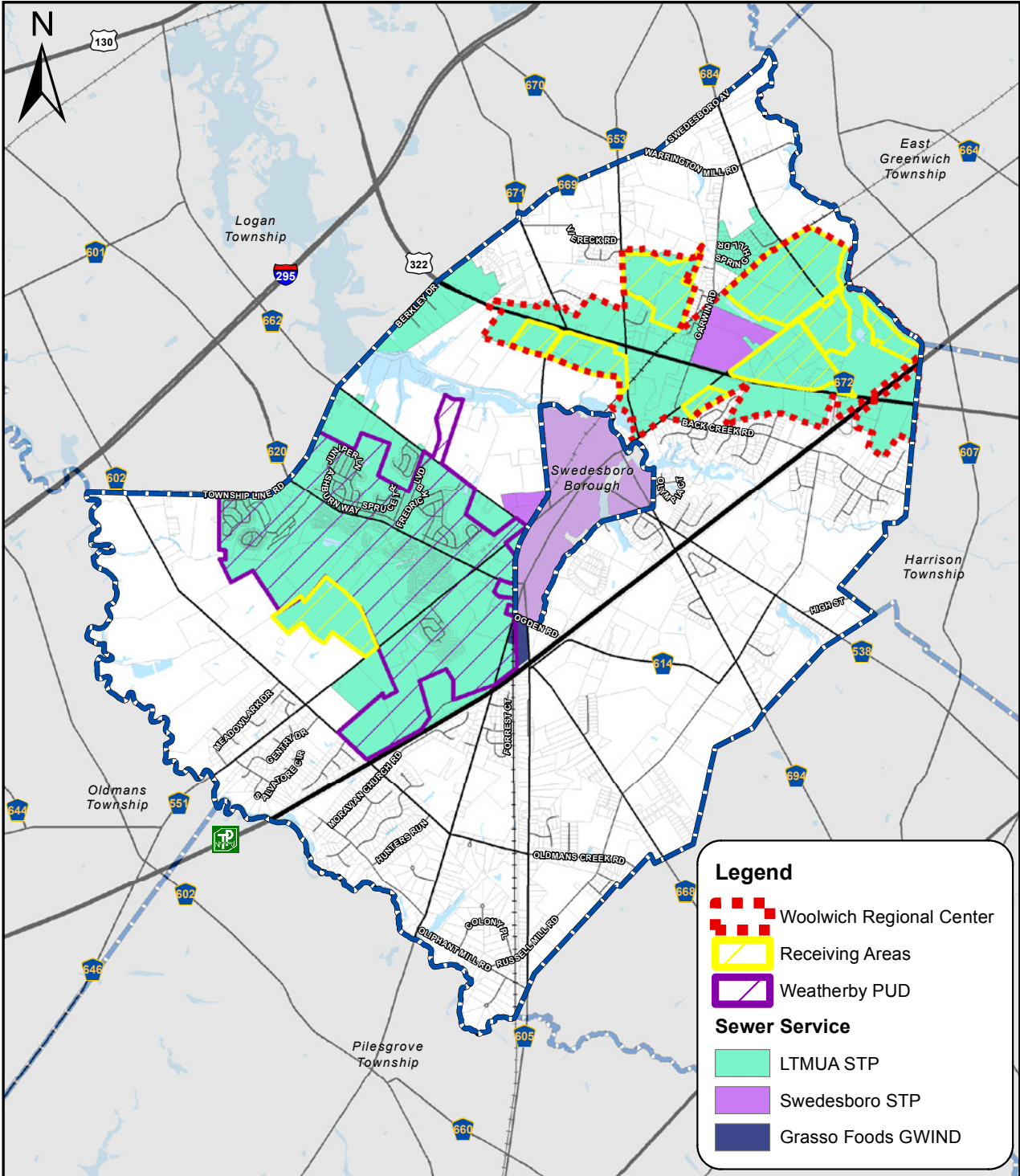

Jane DiBella, Clerk

CERTIFICATION

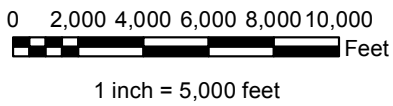
The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of April, 2017.



Jane DiBella, Clerk



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Sewer Service
Township of Woolwich
 Gloucester County, New Jersey

