

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE
2019 AMENDMENT TO THE KINGS LANDING REDEVELOPMENT PLAN
PURSUANT TO N.J.S.A. 40A:12A et seq.**

2021-11

WHEREAS, by way of Resolution R-2017-120, adopted on April 17, 2017, the Woolwich Township Committee designated numerous blocks and lots along the Rte. 322 corridor as an area in need of redevelopment (“Original Redevelopment Area”); and

WHEREAS, on July 17, 2017, the Woolwich Township Committee passed Ordinance 2017-12 adopting the “Kings Landing Redevelopment Plan” (“Redevelopment Plan”) for the Original Redevelopment Area, also known as Kings Landing at Woolwich Township, pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, by way Resolution R-2019-194, adopted on August 5, 2019, the Woolwich Township Committee designated additional blocks and lots near the Original Redevelopment Area as a redevelopment area (“Expanded Redevelopment Area”); and

WHEREAS, on December 16, 2019, the Woolwich Township Committee passed Ordinance 2019-25 adopting an amendment to the Redevelopment Plan entitled “2019 Amendments to the Kings Landing Redevelopment Plan,” dated December 2019 (“Amended Redevelopment Plan”) which governs both the Original Redevelopment Area and the Expanded Redevelopment Area; and

WHEREAS, one of the goals of the Township Master Plan is to provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich Township and the surrounding area, and an objective of the Master Plan is to 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; and

WHEREAS, the 2016 Reexamination Report to the Township Master Plan recommends establishing a Flexible Office Commercial (FOC) District to allow an intensive mix of commercial, retail, office and warehousing to develop along the Route 322 Corridor; and

WHEREAS, Block 12, Lot 3 is located along the Route 322 Corridor and directly across from several properties along Route 322 already subject to the CD Zone under the Amended Redevelopment Plan; and

WHEREAS, under the Amended Redevelopment Plan, the CD Zone is intended to provide commercial, office, warehouse, warehouse/distribution and light industrial uses to serve the regional community; and

WHEREAS, amending the Amended Redevelopment Plan to include Block 12, Lot 3 within the CD Zone would be consistent with the Master Plan and the Reexamination Report's goals of creating an intensive mix of regional commercial uses along the Route 322 Corridor; and

WHEREAS, in order to stimulate redevelopment of Block 12, Lot 3 within the Original Redevelopment Area, the Township Committee of the Township of Woolwich has determined it is necessary to further amend the Amended Redevelopment Plan to include Block 12, Lot 3 within the CD Zone set forth in the Amended Redevelopment Plan.

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

1. The Amended Redevelopment Plan, entitled "2019 Amendments to the Kings Landing Redevelopment Plan," dated December 2019, is hereby further amended to include Block 12, Lot 3 within the CD Zone, and therefore remove it from the MUD Zone.
2. All other provisions of the Amended Redevelopment Plan shall remain unchanged.
3. The Woolwich Township Committee notes that the power of eminent domain is not made part of this amendment.
4. This Ordinance amending the Amended Redevelopment Plan shall be on file in the office of the Woolwich Township Clerk for review by the public during normal business hours.

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 21st day of June, 2021. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the 19th day of July, 2021, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:00 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the 19th day of July, 2021.

Jane DiBella, Clerk