

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE  
2021 AMENDMENT TO THE KINGS LANDING REDEVELOPMENT PLAN  
PURSUANT TO N.J.S.A. 40A:12A et seq.**

**2022-08**

**WHEREAS**, by way of Resolution R-2017-120, adopted on April 17, 2017, the Woolwich Township Committee designated numerous blocks and lots along the Route 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**, in order to satisfy Woolwich Township’s affordable housing obligations, Fair Share Housing Center (“FSHC”) and the Township entered into a Settlement Agreement, dated December 27, 2018 (“Original Settlement Agreement”) setting forth compliance mechanisms and related obligations necessary to satisfy Woolwich Township’s Rehabilitation Obligation, Prior Round Obligations and Third Round Obligation; and

**WHEREAS**, on May 3, 2021, the Township entered into a Settlement Agreement (“Inclusionary Settlement Agreement”) with Woolwich Commons, LLC, Main Street at Woolwich, LLC, Woolwich Crossings, LLC, and Woolwich Residential, LLC (collectively the “Inclusionary Developer”), Fair Share Housing Development (“FSHD”) and FSHC), as well as a separate First Amendment (“First Amendment” dated May 3, 2021) to the Original Settlement Agreement between Woolwich Township and FSHC to adjust compliance mechanisms applicable to the Township’s Third Round Obligation (the Inclusionary Settlement Agreement and the First Amendment are collectively referred to as the “Mount Laurel Settlement Agreements” that were approved by the Court on July 26, 2021); and

**WHEREAS**, in order to comply with its obligations as set forth in the Mount Laurel Settlement Agreements, the Township prepared an amendment to the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan, entitled “Kings Landing at Woolwich Township, 2021 Amendment to Redevelopment Plan, dated September 20, 2021, (“2021 Kings Landing Redevelopment Plan”) which stated that it superseded and replaced both

the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan and sets forth the Township’s goals, objectives and standards governing the redevelopment of the 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**, under the 2021 Kings Landing Redevelopment Plan, the CD Commercial Development Zone is intended to provide commercial, office, warehouse, warehouse/distribution and light industrial uses to serve the regional community; and

**WHEREAS**, the 2021 Kings Landing Redevelopment Plan allows for the development of public utilities to support the development of commercial, retail, office and warehousing along the Route 322 Corridor; and

**WHEREAS**, public water utility facilities, including elevated water storage tanks and booster pump facilities, are allowed within the CD Commercial Development Zone along the Route 322 Corridor and subject to the CD Commercial Development Zone bulk and area criteria under the 2021 Kings Landing Redevelopment Plan; and

**WHEREAS**, the 2021 Kings Landing Redevelopment Plan does not expressly indicate that elevated water storage towers, as public water utility improvement, are subject to a particular structure height limit in the CD Commercial Development Zone; and

**WHEREAS**, in order to clarify the allowed structure height of an elevated water storage tower in the CD Commercial Development Zone, the Township Committee of the Township of Woolwich has determined it is necessary to further amend the 2021 Kings Landing Redevelopment Plan.

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

1. The 2021 Kings Landing Redevelopment Plan is hereby amended to modify Section IX under “Commercial Development Zone”, Subsection H entitled “The Site” to add the following paragraph: “(9) an elevated water storage tower may have a structure height not exceeding 175 feet above the average grade elevation at the base of the elevated water storage tower.”.
2. All other provisions of the 2021 Kings Landing Redevelopment Plan shall remain unchanged.
3. The Township Planner and Township Clerk are hereby instructed to cause the within amendment to be printed and included in the official copy of the 2021 Kings Landing Redevelopment Plan maintained on file with the Township Clerk.

4. The Woolwich Township Committee notes that the power of eminent domain is not, made part of this amendment.
5. This Ordinance amending the 2021 Kings Landing 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**

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Craig Frederick, Mayor

ATTEST:

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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 18th day of July, 2022. 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 1st day of August, 2022, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

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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 1st day of August, 2022.

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Jane DiBella, Clerk

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