

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE  
KINGS LANDING REDEVELOPMENT PLAN**

**2022-12**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of an area in need of rehabilitation or redevelopment; and

**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the Township of Woolwich (the “Township”), the Mayor and Committee of the Township (the “Township Committee”) designated certain properties within the Township, including those properties identified on the Official Tax Map of the Township as Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11 & 11.01 and Block 14, Lot 14 (the “Redevelopment Area”), along with several other parcels of land within the Kings Landing Regional Center, as a Non-Condemnation Area in Need of Redevelopment pursuant to the criteria set forth in the Redevelopment Law by way of Resolution #2017-120 adopted on April 17, 2017; and

**WHEREAS**, by way of Ordinance #2017-12, adopted on July 17, 2017, the Township Committee adopted a redevelopment plan for an area within the Township including portions of the Redevelopment Area entitled “Kings Landing Redevelopment Plan” which sets forth inter alia, the plans for the rehabilitation and redevelopment of the Redevelopment Area, and said Kings Landing Redevelopment Plan has been subsequently amended by Ordinance #2019-25, Ordinance #2021-15 and Ordinance #2021-21 (collectively as amended, the “Kings Landing Redevelopment Plan”); and

**WHEREAS**, by way of Resolution #\_\_\_\_\_, adopted on October 17, 2022, the Township Committee directed the Joint Land Use Board of the Township (the “Planning Board”) to investigate whether Block 11, Lot 6.03 qualified as a Non-Condemnation Redevelopment Area (collectively with the Redevelopment Area is referred to as the “Expanded Redevelopment Area”); and

**WHEREAS**, by way of Resolution #\_\_\_\_\_, adopted on \_\_\_\_\_, 2022, the Township Committee designated Block 11, Lot 6.03 as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, in order to stimulate redevelopment of the Expanded Redevelopment Area, the Township Committee has determined that it is in the best interest of the Township to consider an amendment to the Kings Landing Redevelopment Plan for the Expanded Redevelopment Area;

**WHEREAS**, pursuant to the Redevelopment Law, an amendment to the Kings Landing Redevelopment Plan entitled “\_\_\_\_\_” dated \_\_\_\_\_, 2022 (the “Redevelopment Plan Amendment”) has been prepared for the Expanded Redevelopment Area; and

**WHEREAS**, by way of Resolution #2022-\_\_\_\_, the Township Committee referred the Redevelopment Plan Amendment to the Planning Board, pursuant to N.J.S.A. 40A:12A-7, for review and a determination of the consistency with the Township of Woolwich Master Plan; and

**WHEREAS**, on \_\_\_\_\_, 2022, the Planning Board held a public hearing and thereafter adopted Resolution #\_\_\_\_-\_\_\_\_ as its official report and recommendation to the Township Committee that the Redevelopment Plan Amendment be adopted as it provides for and supports the planning, development, redevelopment and rehabilitation of the Expanded Redevelopment Area; and

**WHEREAS**, the Township Committee has reviewed the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt the Redevelopment Plan Amendment, set forth herein, in order to effectuate the redevelopment and rehabilitation of the Expanded Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey that:

1. The abovementioned recitals are incorporated herein as though fully set forth at length.
2. The amendment to the Redevelopment Plan entitled “\_\_\_\_\_” dated \_\_\_\_\_, 2022 (“Redevelopment Plan Amendment”) is hereby adopted and all other provisions of the Kings Landing Redevelopment Plan shall remain unchanged.
3. The Redevelopment Plan Amendment shall constitute an overlay zone which requires any Redeveloper to enter into a Redevelopment Agreement with the Township prior to utilizing the zoning afforded by the Redevelopment Plan Amendment.
4. The Redevelopment Plan Amendment and the findings contained therein, be and are hereby adopted by the Township Committee.
5. The Township Committee declares and determines that the Amended Redevelopment Plan provides realistic opportunities for redevelopment of the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.
6. The Township Committee further declares and determines that said Redevelopment Plan Amendment is consistent with the Township of Woolwich Master Plan.
7. The Township Committee shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provision to effectuate the Redevelopment Plan Amendment.
8. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

9. In the event any clause, section, or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

10. This Ordinance shall take effect after final adoption and publication according to law.

**TOWNSHIP OF WOOLWICH**

\_\_\_\_\_  
Craig Frederick, 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 \_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2022, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

\_\_\_\_\_  
Jane DiBella, Clerk

**CERTIFICATION OF ADOPTION**

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on the same, at a meeting of the Township Committee on the \_\_\_\_ day of \_\_\_\_\_, 2022 and therefore becomes effective.

\_\_\_\_\_  
Jane DiBella, Clerk