

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

**2022-16**

**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 stimulate redevelopment, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the “Township Committee”), upon review of the Preliminary Investigation Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board (“Planning Board”) as set forth in Resolution 2014-20, designated 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, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law (“Regional Center East Redevelopment Area”); and

**WHEREAS**, in order to stimulate further redevelopment, on April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee, upon review of the Preliminary Investigation Report Determination of Need for Regional Center West and the recommendations of the Planning Board as set forth in Resolution 2017-15, designated 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, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law (“Regional Center West Redevelopment Area”); and

**WHEREAS**, a single redevelopment plan was prepared by Maser Consulting, P.A. for both the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, entitled Kings Landing Redevelopment Plan, Route 322 Corridor, dated June 2017, which was adopted by the Township Committee on July 17, 2017 pursuant to Ordinance 2017-12 (“2017 Kings Landing Redevelopment Plan”); and

**WHEREAS**, on August 5, 2019, pursuant to Resolution R-2019-194, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board’s recommendations as set forth in Resolution 2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 & 9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7

(part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area (“Expanded Regional Center Redevelopment Area”); and

**WHEREAS**, an amendment to the 2017 Kings Landing Redevelopment Plan was prepared by Maser Consulting, P.A., entitled “2019 Amendment to the Kings Landing Redevelopment Plan, Route 322 Corridor,” dated December 2019 (“2019 Kings Landing Redevelopment Plan”) to facilitate redevelopment of a combined area encompassing the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area and the Expanded Regional Center Redevelopment Area (collectively referred to as the “Redevelopment Area”), and was adopted on December 30, 2019 by way of Ordinance 2019-25; 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, Fair Share Housing Development and Fair Share Housing Center (“FSHC”), as well as a separate First Amendment (“First Amendment”) 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”); 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**, the Township Committee adopted the 2021 Kings Landing Redevelopment Plan on December 30, 2019, pursuant to Ordinance 2021-21; and

**WHEREAS**, on November 21, 2022, the Township Committee adopted Resolution R-2022-265, approving the recommendations of the Planning Board and designating Block 11, Lot 6.03 as a Non-Condensation Redevelopment Area (collectively with the Redevelopment Area and Block 11, Lot 6.03 are referred to as the “Amended 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**, by way of Resolution R-2022-239, the Township Committee referred an amendment to the 2021 Redevelopment Plan, entitled “2022 Amendment to Redevelopment Plan,” dated October 13, 2022 (“Amended Kings Landing Redevelopment Plan”), 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 November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Kings Landing Redevelopment Plan; and

**WHEREAS**, pursuant to the Township Committee’s request, the Planning Board’s Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Kings Landing Redevelopment Plan in a document entitled “Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan,” revised November 2022 (“Proposed 2022 Kings Landing Redevelopment Plan”) and presented this plan to the Planning Board for consideration at the December 1, 2022 meeting; and

**WHEREAS**, on December 1, 2022, the Planning Board reviewed the Amended Kings Landing Redevelopment Plan and the Proposed 2022 Kings Landing Redevelopment Plan, and considered the testimony of the Planning Board’s Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., and adopted Resolution #2022-36, recommending adoption of the Proposed 2022 Kings Landing Redevelopment Plan; and

**WHEREAS**, the Township Committee has reviewed the recommendation of the Planning Board and the Proposed 2022 Kings Landing Redevelopment Plan and has determined that it is in the best interest of the Township to adopt the Proposed 2022 Kings Landing Redevelopment Plan, attached hereto, in order to effectuate the redevelopment and rehabilitation of the Amended 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 above-mentioned recitals are incorporated herein as though fully set forth at length.
2. The amended redevelopment plan prepared by Joseph M. Petrongolo, L.L.A., R.L.A., P.P., entitled “Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan,” revised November 2022 (“2022 Kings Landing Redevelopment Plan”), and the findings contained therein is hereby adopted.
3. Portions of the zoning set forth in the 2022 Kings Landing Redevelopment Plan is an overlay zoning for which no zoning map amendment is necessary, and portions of the zoning set forth in the 2022 Kings Landing Redevelopment Plan supersedes the underlying zoning. The zoning map shall hereby be amended to reflect the properties for which the 2022 Kings Landing Redevelopment Plan supersedes the underlying zoning.

4. The Township Committee declares and determines that the 2022 Kings Landing Redevelopment Plan provides realistic opportunities for redevelopment of the Amended Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.
5. The Township Committee further declares and determines that 2022 Kings Landing Redevelopment Plan is consistent with and/or is designed to effectuate the Township of Woolwich Master Plan, as reexamined by the 2022 Master Plan Reexamination Report.
6. 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 2022 Kings Landing Redevelopment Plan.
7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
8. 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.
9. 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 5th day of December, 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 19th day of December, 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 19th day of December, 2022 and therefore becomes effective.

---

Jane DiBella, Clerk

**RESOLUTION 2022-36**  
**OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF WOOLWICH**  
**RECOMMENDING ADOPTION OF A PROPOSED AMENDED REDEVELOPMENT**  
**PLAN FOR KINGS LANDING REDEVELOPMENT AREA**

**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 stimulate redevelopment, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the “Township Committee”), upon review of the Preliminary Investigation Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board (“Planning Board”) as set forth in Resolution 2014-20, designated 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, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law (“Regional Center East Redevelopment Area”); and

**WHEREAS**, in order to stimulate further redevelopment, on April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee, upon review of the Preliminary Investigation Report Determination of Need for Regional Center West and the recommendations of the Planning Board as set forth in Resolution 2017-15, designated 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, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law (“Regional Center West Redevelopment Area”); and

**WHEREAS**, a single redevelopment plan was prepared by Maser Consulting, P.A. for both the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, entitled Kings Landing Redevelopment Plan, Route 322 Corridor, dated June 2017, which was adopted by the Township Committee on July 17, 2017 pursuant to Ordinance 2017-12 (“2017 Kings Landing Redevelopment Plan”); and

**WHEREAS**, on August 5, 2019, pursuant to Resolution R-2019-194, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board’s recommendations as set forth in Resolution 2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 &

9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area (“Expanded Regional Center Redevelopment Area”); and

**WHEREAS**, an amendment to the 2017 Kings Landing Redevelopment Plan was prepared by Maser Consulting, P.A., entitled “2019 Amendment to the Kings Landing Redevelopment Plan, Route 322 Corridor,” dated December 2019 (“2019 Kings Landing Redevelopment Plan”) to facilitate redevelopment of a combined area encompassing the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area and the Expanded Regional Center Redevelopment Area (collectively referred to as the “Redevelopment Area”), and was adopted on December 30, 2019 by way of Ordinance 2019-25; 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, Fair Share Housing Development and Fair Share Housing Center (“FSHC”), as well as a separate First Amendment (“First Amendment”) 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”); 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**, the Township Committee adopted the 2021 Kings Landing Redevelopment Plan on December 30, 2019, pursuant to Ordinance 2021-21 (the “Redevelopment Plan”); and

**WHEREAS**, by way of Resolution R-2022-238, adopted on October 17, 2022, the Township Committee directed the Planning Board to investigate whether Block 11, Lot 6.03 qualified as a Non-Condensation Redevelopment Area; and

**WHEREAS**, on November 17, 2022, the Planning Board conducted a public hearing on the preliminary investigation of Block 11, Lot 6.03 and recommended that it be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, on November 21, 2022, the Township Committee adopted Resolution R-2022-265, approving the recommendations of the Planning Board and designating Block 11, Lot 6.03 as a Non-Condensation Redevelopment Area (collectively with the Redevelopment Area and Block 11, Lot 6.03 are referred to as the “Amended Redevelopment Area”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, and by resolution, the governing body referred a redevelopment plan or an amendment to a redevelopment plan to the municipal planning board for its review, comment and determination of consistency with the Township Master Plan; and

**WHEREAS**, by way of Resolution R-2022-239, the Township Committee referred an amendment to the Kings Landing Redevelopment Plan, entitled “2022 Amendment to Redevelopment Plan,” dated October 13, 2022 (“Amended Redevelopment Plan”), 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 November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Redevelopment Plan; and

**WHEREAS**, pursuant to the Township Committee’s request, the Planning Board’s Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Redevelopment Plan in a document entitled “Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan,” revised November 2022 (“Proposed Redevelopment Plan”) and presented this plan to the Planning Board for consideration at the December 1, 2022 meeting; and

**WHEREAS**, on December 1, 2022, the Planning Board reviewed the Amended Redevelopment Plan and the Proposed Redevelopment Plan, and considered the testimony of the Planning Board’s Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., in accordance with the provisions of N.J.S.A. 40A:12A-1, et seq.

**NOW, THEREFORE**, the Joint Land Use Board of the Township of Woolwich makes the following findings of fact and conclusions of law:

1. In order to stimulate development, redevelopment, and rehabilitation, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the “Township Committee”), upon review of the Preliminary Investigation



Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board (“Planning Board”) as set forth in Resolution 2014-20, designated 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, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law (“Regional Center East Redevelopment Area”); and

2. On April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee designated additional properties within the Township identified on the Official Tax Map of the Township as 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, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 as a non-condemnation redevelopment area (the “Regional Center West Redevelopment Area”), pursuant to the criteria set forth in the Redevelopment Law.
3. Pursuant to Resolution R-2019-194 adopted on August 5, 2019, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board’s recommendations as set forth in Resolution R-2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 & 9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area (“Expanded Regional Center Redevelopment Area”); and
4. By way of Resolution R-2022-265, adopted on November 21, 2022, the Township Committee formally designated Block 11, Lot 6.03 as a non-condemnation redevelopment (collectively, the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area, the Expanded Regional Center Redevelopment Area and Block 11, Lot 6.03 are referred to as the “Redevelopment Area”).
5. Previously, the Township Committee adopted a redevelopment plan entitled “Kings Landing Redevelopment Plan” which sets forth inter alia, the plans for the rehabilitation and redevelopment of the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, by way of Ordinance 2017-12, adopted on July 17, 2017, which was subsequently amended by Ordinance 2019-25 to include plans for the rehabilitation and redevelopment of the Expanded Regional Center Redevelopment

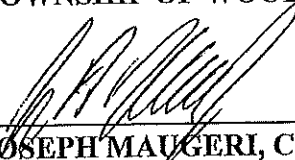
Area, and was also subsequently amended by Ordinance 2021-15 and Ordinance 2021-21 (collectively as amended, the "Kings Landing Redevelopment Plan").

6. By way of Resolution R-2022-239, the Township Committee referred an amendment to the Kings Landing Redevelopment Plan, entitled "2022 Amendment to Redevelopment Plan," dated October 13, 2022 ("Amended Redevelopment Plan"), 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.
7. On November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Redevelopment Plan.
8. The Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Redevelopment Plan in a document entitled "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 ("Proposed Redevelopment Plan").
9. Pursuant to a resolution adopted by the Township Committee, at a meeting held on December 1, 2022, the Planning Board considered the Amended Redevelopment Plan and also considered the Proposed Redevelopment Plan at the December 1, 2022 meeting.
10. The Planning Board determined that the Amended Redevelopment Plan was consistent with the Township Master Plan for the reasons set forth in the Amended Redevelopment Plan and based on the planning testimony of Joseph M. Petrongolo, L.L.A., R.L.A., P.P.
11. The Planning Board determined that the adoption of the Proposed Redevelopment Plan, instead of the Amended Redevelopment Plan will further the Township's efforts to rehabilitate, redevelop and revitalize the Township.
12. The Planning Board hereby recommends adoption of the Proposed Redevelopment Plan and directs that the Proposed Redevelopment Plan be transmitted to Township Committee for consideration.
13. The Planning Board determined that it is in the best interest of the Township to adopt this Resolution as its official report to the Township Committee as required by N.J.S.A. 40A:12A-7(e).

**NOW THEREFORE, BE IT RESOLVED** that the Joint Land Use Board of the Township of Woolwich hereby recommends to the Committee of the Township of Woolwich, the adoption of the "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 pursuant to N.J.S.A. 40A:12A-1, et seq. and directs that said plan be transferred to the Committee of the Township of Woolwich for its consideration.

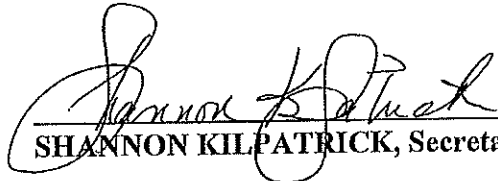
NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be submitted to the Committee of the Township of Woolwich in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

**JOINT LAND USE BOARD OF THE  
TOWNSHIP OF WOOLWICH**

  
\_\_\_\_\_  
**JOSEPH MAUGERI, Chairman**

**ATTEST:**

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 1<sup>st</sup> day of December 2022; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on 1<sup>st</sup> day of December 2022, by a vote 8 to approve 0 to oppose and 0 to abstain.

  
\_\_\_\_\_  
**SHANNON KILPATRICK, Secretary**

In favor of the Resolution: *Barbagallo, Brasso, Fredouck, Juliano, Morris, Rushon, Lock, Maugeri*

Opposed to the Resolution:

Abstained: