

TOWNSHIP OF GREENWICH

COUNTY OF GLOUCESTER, NEW JERSEY

ORDINANCE NO. 14-2022

AN ORDINANCE OF THE TOWNSHIP OF GREENWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE LOGISTICS DISTRICT AND DESIGN STANDARDS OF THE REDEVELOPMENT PLAN FOR REPAUNO PORT & RAIL TERMINAL OF JANUARY 2019

WHEREAS, the Mayor and Council ("Council") of the Township of Greenwich ("Township"), by Resolution No. 127-2003, designated certain properties of the Township, particularly Block 1008, Lots 2 & 3; Block 4003, Lots 8-12 inclusive, 21, 27 & 37; Block 4004, Lot 1; Block 4005, Lots 3 & 5; Block 4006, Lot 2; Block 4008, Lots 1, 4, 4.01, 4.02 & 5; and Block 4246, Lots 1 & 6 (the "Dupont Redevelopment Area") following the investigation and public hearing conducted by the Planning Board of the Township of Greenwich pursuant to the Redevelopment Law; and

WHEREAS, the Mayor and Council, pursuant to Ordinance No. 2-2004, adopted a Redevelopment Plan for the Dupont Redevelopment Area, the "Preliminary Investigation and Redevelopment Plan for E.I. Dupont Properties" (the "Dupont Redevelopment Plan"); and

WHEREAS, subsequent thereto, the Block and Lot numbers for the Redevelopment Area were changed and the Dupont Redevelopment Area was expanded to include the properties now identified on the Official Tax Maps of Greenwich Township as Block 3, Lots 8, 9, 10, 11, 12, 21, 27 & 37; Block 4, Lot 1; Block 5, Lots 3 & 5; Block 6, Lot 2; Block 8, Lots 1, 2, 3, 4, 4.01, 4.02 & 5; Block 9, Lots 1, 2, 3, 4, & 5; and Block 246, Lots 1 & 6 (the "Redevelopment Area"); and

WHEREAS, the Mayor and Council, pursuant to Ordinance No. 1-2019, amended the Dupont Redevelopment Plan and adopted an Amended Redevelopment Plan for the

Redevelopment Area, the "Redevelopment Plan Repauno Port and Rail Terminal, Township of Greenwich, Gloucester County, New Jersey January 2019" (the "Redevelopment Plan"); and

WHEREAS, the Township has now determined that certain additional amendments to said January 2019 Redevelopment Plan for Repauno Port & Rail Terminal are necessary to add additional permitted uses to the Logistic District and to add revisions to the Design Standards within the Redevelopment area; and

WHEREAS, pursuant to N.J.S.A. 40A12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, the Amended Redevelopment Plan adds a new definition for "Principal Building" to Section 4.2; revises Section 6 entitled "Logistics District" and Section 7 entitled "Design Standards"; and

WHEREAS, the intent of the amendment to Section 6 is to allow additional permitted light industrial uses to the Logistics District. The intent of the amendment to Section 7 is to modify the height exceptions to the design standards of the Redevelopment Plan; and

WHEREAS, now the Township following referral to and upon recommendation of, the Township of Greenwich Planning Board ("Planning Board"), desires to adopt the Amended Redevelopment Plan, for a certain area in need of redevelopment at Block 3, Lots 8, 9, 10, 11, 12, 21, 27 & 37; Block 4, Lot 1; Block 5, Lots 3 & 5; Block 6, Lot 2; Block 8, Lots 1, 2, 3, 4, 4.01, 4.02 & 5; Block 9, Lots 1, 2, 3, 4, & 5; and Block 246, Lots 1 & 6 within the Township of Greenwich, Gloucester County, New Jersey, which Plan has been prepared by Matthew K. Miller, RA,PP of Matthew Miller, Architecture LLC, dated August 31, 2022, and is incorporated herein and made a part hereof by reference; and

WHEREAS, the Planning Board has examined and considered said proposed Amended

Redevelopment Plan regarding the subject designated redevelopment area; and

WHEREAS, the Planning Board considered the Amended Redevelopment Plan at a public meeting where it considered its consistency with the Master Plan; and

WHEREAS, the Planning Board has, through Resolution No. 2022-18, reported that the proposed Amended Redevelopment Plan is consistent with the Township Master Plan and has recommended that the Amended Redevelopment Plan be adopted by the Township Council; and

WHEREAS, the Amended Redevelopment Plan, upon adoption by this Ordinance, is expected to facilitate redevelopment and development of the redevelopment area, and to provide new opportunities for light industrial development within the Repauno Port & Rail Terminal in association with the development of warehousing, wholesaling, shipping and receiving, distribution, manufacturing, assembly, processing, research, laboratory test services, recycling facilities and plastics repurposing facilities.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Greenwich that, with the recommendation of the Planning Board to adopt the proposed Amended Redevelopment Plan, such recommendation is accepted and the Amended Redevelopment Plan is hereby adopted adding a new definition for “Principal Building” to Section 4.2; amending Section 6 entitled “Logistics District” and Section 7 entitled “Design Standards”.

BE IT FURTHER ORDAINED by the Township Council of the Township of Greenwich that the Amended Redevelopment Plan prepared by Matthew Miller, RA, PP for the subject redevelopment areas, be and hereby is adopted to govern the Redevelopment Area comprised of Block 3, Lots 8, 9, 10, 11, 12, 21, 27 & 37; Block 4, Lot 1; Block 5, Lots 3 & 5; Block 6, Lot 2; Block 8, Lots 1, 2, 3, 4, 4.01, 4.02 & 5; Block 9, Lots 1, 2, 3, 4, & 5; and Block 246, Lots 1 & 6.

BE IT FURTHER ORDAINED the Township Council declares and determines the

Amended Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A.40A:12A-7, provides realistic opportunities for the planning development of the Township and specifically the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER ORDAINED that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that if any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final adoption and publication in accordance with the law.

ATTEST:

TOWNSHIP OF GREENWICH

HOLLY TROPEA,
ACTING MUNICIPAL CLERK

By: _____
VINCENT GIOVANNITTI, MAYOR

10/17/22 - First Reading
10/21/22 - Publication
11/21/22 - Second Reading