

ORDINANCE O023-2023

**WASHINGTON TOWNSHIP
GLOUCESTER COUNTY**

**ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR THE DELSEA DRIVE
REDEVELOPMENT AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL
REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, et seq.) ("LRHL")**

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, in 2005 the Planning Board of the Township of Washington was directed by the Washington Township Council to examine whether existing conditions related to parcels along Delsea Drive (N.J.S.H. Rt. 47) from Pitman-Downer Road (County Road 658) to Blackwood-Barnsboro Road (County Route CR 603) were an area in need of redevelopment under the LRHL ("Study Area"); and

WHEREAS, the Planning Board of the Township of Washington did recommend that certain parcels in the Study Area met the statutory requirements and recommended that the Study Area be designated as an Area in Need of Redevelopment; and

WHEREAS, acting on these recommendations, the Township Council subsequently declared the Delsea Drive Study Area to be an Area in Need of Redevelopment; and

WHEREAS, in November of 2007, the Township Council adopted the Delsea Drive Redevelopment Plan which was subsequently amended in 2020; and

WHEREAS, the proposed amended redevelopment plan would amend the development standards for warehousing, distribution and light industrial uses; included cannabis use as a permitted use within the node area; revise the corridor area boundary; amend the development standards for townhouse and multi-family uses; include wineries and breweries as permitted uses in the corridor area; and amend certain development and design standards within the Delsea Drive Redevelopment Area.

WHEREAS, Township Council has deemed it in the best interest of the public health, safety and welfare to adopt an Amended Delsea Drive Redevelopment Plan as set forth in Exhibit "A" attached here.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, in the County of Gloucester, State of New Jersey, as follows:

SECTION 1: Adoption of Redevelopment Plan.

The Township Council of the Township of Washington, County of Gloucester and State of New Jersey hereby adopts the Amended Delsea Drive Redevelopment Plan attached hereto as Exhibit "A".

SECTION 2: The Township Council of the Township of Washington hereby declares and determines that the said Amended Delsea Drive Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

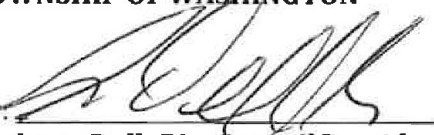
SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the mayor, whichever comes first.

INTRODUCTION: October 11, 2023


Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes			X				
Del Borrello			X				
Brown		X	X				
Bennett	X		X				
DellaPia			X				

TOWNSHIP OF WASHINGTON

By: 
Anthony DellaPia, Council President

I, Christine Ciallella, do hereby attest the above Ordinance **0023-2023** was introduced at the Township of Washington Meeting on October 11, 2023. A public hearing will occur on October 25, 2023 at 6:00PM.

ATTEST:



Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: October 25, 2023

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes			X				
Del Borrello			X				
Brown		X	X				
Bennett	X		X				
DellaPia			X				

I, Christine Ciallella, do hereby attest the above Ordinance **0023-2023** was adopted at the Township of Washington Meeting on October 25, 2023 by Township Council after a public hearing which was scheduled for October 25, 2023. Said Ordinance shall take effect in accordance with the law.

ATTEST:


Christine Ciallella, RMC, CMR
Township Clerk

On this 1st day of November 2023, I hereby approve the above Ordinance **0023-2023**.


JOANN GATTINELLI, MAYOR