

WEST DEPTFORD TOWNSHIP ORDINANCE 2024-01

AN ORDINANCE OF WEST DEPTFORD TOWNSHIP AUTHORIZING THE SALE OF MUNICIPAL PROPERTY IDENTIFIED AS BLOCK 328, LOT 7.06 TO ROBERT CICONTE ASSOCIATED WITH A REDEVELOPMENT PROJECT IN THE RIVERCENTER REDEVELOPMENT AREA ("RIVERWINDS")

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 areas in need of redevelopment or rehabilitation; and

WHEREAS, pursuant to the Redevelopment Law the Township previously declared an area of approximately 600 acres, bordering the Delaware River, Woodbury Creek and County Route 634 (Grove Street) as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in 1999 pursuant to the Redevelopment Law, the Township adopted a redevelopment plan for the Redevelopment Area which permits commercial, residential, recreational and retail development for the properties within the Redevelopment Area as set forth in the plan (the "Riverwinds Redevelopment Plan")

WHEREAS, the Riverwinds Redevelopment Plan was subsequently amended in 2000 and 2005; and

WHEREAS, property known as Block 328, Lot 7.06 of the West Deptford tax map, is approximately 18 acres, is owned by the Township, is located within the Redevelopment Area and is available for redevelopment (the Subject Property); and

WHEREAS, Robert Ciconte ("Redeveloper") has proposed a redevelopment project for the Subject Property which includes the development and construction of a restaurant, bar with ancillary storage and retail space (the "Redevelopment Project") and has proposed to purchase the Subject Property from the Township for the amount of Four Hundred and Fifty-Nine Thousand Dollars (\$459,000.00); and

WHEREAS, the Township Committee desires to redevelop the Subject Property, which has long remained vacant and unused, and deems the Redeveloper's proposed use of the Subject Property to be appropriate and consistent with the Redevelopment Plan; and

WHEREAS, the Township and the Redeveloper have reach agreement on the form of an Agreement of Sale and on a Redevelopment Agreement that provide for the sale of the Subject Property to the Redeveloper and the redevelopment of the Subject Property for the Redevelopment Project pursuant to the terms of such documents; and

WHEREAS, by Resolution 2024- 76 the Township designated Redeveloper as the redeveloper of the Subject Property and authorized an Agreement of Sale and a Redevelopment Agreement between the Township and the Redeveloper for Redevelopment of the Subject Property for the Redevelopment Project; and

WHEREAS, the foregoing resolution was made contingent on the adoption of an ordinance that authorizes the sale of the Subject Property to the Redeveloper pursuant to the Agreement of Sale that is authorized by the resolution.

WHEREAS, the Township believes that the sale of the Subject Property to the Redeveloper pursuant to the terms of the approved Agreement of Sale is in the best interest of the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of West Deptford Township, in the County of Gloucester, State of New Jersey, as follows:

1. The Township hereby authorizes the sale of the property identified as Block 328, Lot 7.06 of the West Deptford tax map to Robert Cicone or his successors and/ or assigns, subject to the terms of the Agreement of Sale and Redevelopment Agreement that were approved by separate action of the Township for purposes of redevelopment.

2. The Mayor and Township Clerk, as may be required, are authorized to execute any documents necessary to effectuate the sale of the Subject Property for the amount of Four Hundred and Fifty-Nine Thousand Dollars (\$459,00.00) pursuant to this Ordinance, the form of such documents being conditioned upon final review of the Township Solicitor and Township Redevelopment Counsel.

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

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

5. This Ordinance may be cited as Ordinance 2024- 01.

TOWNSHIP OF WEST DEPTFORD


JAMES P. MEHAFFEY, Mayor

Attest:



LEE ANN DEHART, Registered Municipal Clerk

INTRODUCED at a meeting of the Township Committee of the Township of West Deptford, held on January 17, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehaffey	✓			
Megan Kerr	✓			
Ashley Morrell	✓			
Adam Reid				✓
James Robinson	✓			
TALLY:	4			1

ADOPTED at a meeting of the Township Committee of the Township of West Deptford, held on February 21, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehaffey	✓			
Megan Kerr	✓			
Ashley Morrell	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	5			