

ORDINANCE NO. O-2024-_____

TOWNSHIP OF WINSLOW, NEW JERSEY

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING ORDINANCE O-2024-004
AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR
EXEMPTION AND ABATEMENT LAW WITH CORRIDOR CONSTRUCTION, INC.**

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, on May 22, 2018, the Township Committee adopted Resolution R-2018-248, designating parcels identified as Block 1502, Lot 10 (the “Property” or “Redevelopment Area”) as an “Area in Need of Redevelopment” in accordance with the Redevelopment Law, referred to herein as the “Redevelopment Area;” and

WHEREAS, pursuant to Ordinance O-2018-25 adopted on November 20, 2018, the Township Committee adopted a redevelopment plan entitled the “Maressa Redevelopment Plan” (the “Redevelopment Plan”), and which sets forth, inter alia, the plans for the redevelopment and rehabilitation of the Redevelopment Area; and

WHEREAS, the provisions of the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A:21-1, et seq. (the “Exemption Law”), permit a municipality to exempt from the payment of real estate taxes, for a limited period of time, any improvements made in the development of a rehabilitation area, subject to the terms and conditions of a tax agreement complying with the requirements of the Exemption Law; and

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WHEREAS, Corridor Construction, Inc. having offices at 191 West White Horse Pike, Berlin, New Jersey 08009 (the “Entity”), has taken title to the Property and submitted a proposal to the Township to construct a 94-unit single-family residential project identified as (the “Project”) or (“Project Improvements); and

WHEREAS, the Township adopted Ordinance O-2019-29 on November 16, 2019 authorizing a Financial Agreement pursuant to the Five-Year Exemption and Abatement Law with Corridor Construction, Inc.; and

WHEREAS, the Township adopted Ordinance O-2024-004 on February 27, 2024 amending Ordinance O-2019-29 to remove 52 Senators Way, Block 1502.01, Lot 25 and 59 Senators Way, Block 1502.03, Lot 13 which are encompassed in Ordinance O-2019-29 as the owners of each property have reached totally disabled veterans status; and

WHEREAS, the Township has received a request from the owner of property located at 42 Senators Way, Block 1502.01, Lot 20 which is encompassed within Ordinance O-2019-29 and Ordinance O-2024-004 who now seek totally disabled veterans status for tax exemption purposes; and

WHEREAS, the Township has contacted the State of New Jersey, Division of Taxation who has informed that in order to provide the owner of 42 Senators Way with totally disabled veterans status for tax exemption purposes it is necessary to amend Ordinance O-2024-004 accordingly;

WHEREAS, the Mayor and Township Committee find that the totally disabled veterans status for tax exemption purposes for the owner of 42 Senators Way should take priority and preference over the Five-Year Exemption and Abatement Law so that this disabled veteran can achieve complete tax exemption status for his service to his country.

NOW THEREFORE BE IT ORDAINED, by the Mayor and the Township Committee of the Township of Winslow, as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.


SECTION 2. The owner of the property located at 42 Senators Way, Block 1502.01, Lot 20 in the Township of Winslow, County of Camden and State of New Jersey is hereby removed from the Financial Agreement under the Five-Year Exemption and Abatement Law as set forth in Ordinances O-2019-29 and O-2024-004 so that he may apply for and receive, if eligible, tax exemption status as totally disabled veterans as provided for under law and as determined by the Township Tax Assessor.

SECTION 3. In the event the property located at 42 Senators Way in the Township of Winslow, County of Camden and State of New Jersey loses eligibility for tax exemption purposes as set forth herein, said property shall be automatically reinstated into the Financial Agreement as set forth in Ordinances O-2019-29 and O-2024-004 to the extent the property is still eligible for same.

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

INTRODUCED: May 28, 2024

ADOPTED: JUN 11 2024



LISA L. DORITY, RMC
MUNICIPAL CLERK



MARIE D. LAWRENCE, MAYOR