

WEST DEPTFORD TOWNSHIP

RESOLUTION 2018-164

RESOLUTION APPOINTING AND EXTENDING DESIGNATION OF REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 328, LOTS 7.01, 7.04, 7.06 & 7.08 LOCATED IN THE REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL AND MIXED-USE DEVELOPMENT

WHEREAS, on March 3, 2016 by Resolution 2016-68, the Township Committee of the Township of West Deptford adopted a Resolution conditionally designating “Jaworski Redevelopment Enterprises, LLC, and/or an affiliated entity” as Redeveloper for certain properties including the property known as Tax Block 328, Lot 7.06 (approximately 17.67 acres) (“Property”), located in the RiverWinds Redevelopment Area for redevelopment of a residential and mixed-use development; and

WHEREAS, since the adoption of said Resolution, an affiliated entity has been created, which entity was formed on April 26, 2016 called RiverWinds Redeveloper Urban Renewal, LLC; and

WHEREAS, since the enactment of Resolution 2016-68, and the formation of the affiliate entity, RiverWinds Redeveloper Urban Renewal, LLC (“RiverWinds URE”), both Jaworski Redevelopment Enterprises, LLC and RiverWinds URE, have worked with the Township of West Deptford to pursue sewer service area approval for the RiverWinds Redevelopment Area, and have submitted the necessary paperwork, documentation and reports to the State of New Jersey, Department of Environmental Protection (“NJDEP”), to secure a sewer service area designation for the RiverWinds Redevelopment Area; and

WHEREAS, it is recognized by all parties that redevelopment of this area could not be pursued or achieved, absent the availability of sewer infrastructure to the Redevelopment Area, and infrastructure could not be built without said area being first designated as a sewer service area; and

WHEREAS, following months of discussions and applications with the NJDEP, effective May 22, 2017, the Township and RiverWinds URE have successfully completed all requirements and the Redevelopment Area has achieved final notification that the Redevelopment Area is now a part of a designated sewer service area. This designation will now permit the redevelopment of said Property; and

WHEREAS, Jaworski Redevelopment Enterprises, LLC has advised the Township and RiverWinds URE it has withdrawn its interest in being a part of the designated redevelopment entity as heretofore designated by the Township and it has assigned, transferred and conveyed its rights as to such designation to RiverWinds URE in order to permit RiverWinds URE to be the sole redeveloper of the Property; and

WHEREAS, the Township Committee has no objection to the designation of RiverWinds URE as the sole redeveloper of the Property; and

WHEREAS, on October 4, 2017, the Township adopted a resolution, Resolution 2017-286, designating RiverWinds URE as the sole and exclusive redeveloper of Block 328, Lot 7.06 in order to enable RiverWinds URE to commence development consistent with the Redevelopment Plan. Such designation was for a period of one year ending October 3, 2018.

WHEREAS, the Township has determined that it is in the best interest of the Township and the Redevelopment Plan to modify and extend the designation contained in Resolution 2016-68 and Resolution 2017-286 and to now designate RiverWinds URE as the sole and exclusive redeveloper of Block 328, Lots 7.01, 7.04, 7.06 and 7.08 in order to enable RiverWinds URE to commence development consistent with the Redevelopment Plan. Such designation shall commence June 7, 2018 and shall continue for a period of eighteen (18) months until December 6, 2019. It is acknowledged that this Resolution extends the designation of RiverWinds URE as the redeveloper

of all four lots until said date, including Lot 7.06 which was heretofore scheduled to end on October 3, 2018.

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

1. Recitals Incorporated. The foregoing Recitals, as well as those contained in Resolution 2016-68 and Resolution 2017-286, which have not been changed or amended by this Resolution, are hereby adopted and made a part of this Resolution.
2. The Township hereby extends the designation of the “affiliated entity” which has now been formed as RiverWinds Redeveloper Urban Renewal, LLC, as the sole Redeveloper for Block 328, Lots 7.01, 7.04, 7.06 and 7.08 referenced above, and familiarly located in what is known as the “RiverWinds Redevelopment Area”, so that the residential and mixed-use development of the Block 328, Lots 7.01, 7.04, 7.06 and 7.08 can proceed.
3. The Mayor, Township Administrator and such other municipal officials and staff are hereby authorized and directed to begin the scheduling of regular meetings with RiverWinds URE so that the redevelopment of this site can be achieved as contemplated by the parties.

ADOPTED at a meeting of the Township Committee of the Township of West Deptford held on June 6, 2018.

TOWNSHIP OF WEST DEPTFORD

By: 
DENICE DICARLO, MAYOR

ATTEST:


Lee Ann DeHart, Registered Municipal Clerk

CERTIFICATION

I, Lee Ann DeHart, Registered Municipal Clerk, of the Township of West Deptford, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting of the Township of West Deptford held on June 6, 2018.

Lee Ann DeHart

LEE ANN DEHART, Registered Municipal Clerk