

WEST DEPTFORD TOWNSHIP

RESOLUTION 2020-74

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WEST DEPTFORD REFERRING A PROPOSED AMENDMENT TO RIVER CENTER AT WEST DEPTFORD (RIVERWINDS) REDEVELOPMENT PLAN TO THE TOWNSHIP OF WEST DEPTFORD PLANNING BOARD, AND DIRECTING THE PLANNING BOARD TO TAKE CERTAIN ACTIONS PURSUANT TO N.J.S.A. 40A:12A-7(e)

WHEREAS, in 1999, following the statutory process set forth in the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township adopted a redevelopment plan (the "Riverwinds Redevelopment Plan") for approximately 600 acres of property identified by tax block and lot within the Township bordering the Delaware River, Woodbury Creek and County Route 634 (Grove Street) (the "Redevelopment Area") which permitted commercial, residential, recreational and retail development on the properties set forth in the Riverwinds Redevelopment Plan; and

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

WHEREAS, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

WHEREAS, the Mayor and Committee have determined that the Riverwinds Redevelopment Plan requires amendment to add an option to seek a General Development Plan approval for parcels within the Redevelopment Area notwithstanding the size of the property seeking approval; and

WHEREAS, Remington and Vernick Engineers, Inc., licensed professional planners employed by the Township, has developed proposed amendments to the Riverwinds Redevelopment Plan which are incorporated into Riverwinds Redevelopment Plan as revised in January, 2020 (the "Proposed Amended Redevelopment Plan"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Township Committee has reviewed the Proposed Amended Redevelopment Plan, found it to be beneficial to the Township and consistent with the vision for the Redevelopment Area and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of West Deptford as follows:

1. The Township Committee hereby refers the Proposed Amended Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e).

2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") to the Proposed Amended Redevelopment Plan within forty-five (45) days of the date hereof.

3. The Planning Board Report shall identify any provisions within the Proposed Amended Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

4. If the Planning Board Report has not transmitted to the Township Committee within forty-five (45) days of the date hereof, the Township Committee shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amended Redevelopment Plan to the Plan in accordance with N.J.S.A. 40A:12A-7(e).

5. The Clerk of the Township shall forward a copy of this Resolution and the Proposed Amended Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(e).

6. This resolution shall take effect immediately.

TOWNSHIP OF WEST DEPTFORD



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 January 15, 2020.



Lee Ann DeHart, Registered Municipal Clerk