

**RESOLUTION 2019-13**

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD  
RECOMMENDING THE ADOPTION OF A DELSEA DRIVE REDEVELOPMENT  
PLAN AMENDMENT TO READJUST THE GRAPHIC BOUNDARIES OF NODE 4  
TO INCLUDE AN ADDITIONAL PORTION OF BLOCK 7, LOT 6.02 IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL  
REDEVELOPMENT AND HOUSING LAW  
(N.J.S.A. 40A:12A-1, ET SEQ.)("LRHL")**

**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.A. 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; and

**WHEREAS**, in November of 2007, the Township Council adopted the Delsea Drive Redevelopment Plan which was subsequently amended in 2013; and

**WHEREAS**, in 2019, the Planning Board of the Township of Washington recommended that the Township Council amend the Delsea Drive Redevelopment Plan to include the readjustment of the geographic boundaries of Node 4 to include an additional portion of Block 7, Lot 6.02 which extends to the boundary of the proposed realigned Blackwood-Barnsboro Road; and

**WHEREAS**, Ordinance 08-2019 proposes to amend the Delsea Drive Redevelopment Plan to readjust the graphic boundaries of Node 4 to include an additional portion of Block 7, Lot 6.02 which extends to the boundary of the proposed realigned Blackwood-Barnsboro Road; and which amendment is in accordance with the requirements of the Local Redevelopment and Housing Law; and

**WHEREAS**, the Township Planners, Craig F. Remington, L.S., P.P. and Tamika K. Graham, P.P., AICP of Remington & Vernick Engineers, prepared a Redevelopment Plan amendment, which is titled “Redevelopment Plan, Washington Township Delsea Drive”, dated November 19, 2007, revised October 30, 2013, revised to February 4, 2019 and is now subject to adoption by Township Council; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto; and

**WHEREAS**, Joseph Petrongolo, L.L.A., R.L.A., P.P., Township Planner, appeared, testified and presented the report, which report was made a part of the record herein with respect to the proposed Redevelopment Plan amendment for the Washington Township Delsea Drive Redevelopment Area; and

**WHEREAS**, Joseph Petrongolo, L.L.A., R.L.A., P.P., Township Planner, testified as to the need for such changes to the Washington Township Delsea Drive Redevelopment Plan for the purposes served by said change and the reason why the plan should be amended to readjust the graphic boundaries of Node 4 to include an additional portion of Block 7, Lot 6.02 which extends to the boundary of the proposed realigned Blackwood-Barnsboro Road and which amendment is in accordance with the requirements of the Local Redevelopment and Housing Law; and

**WHEREAS**, Joseph Petrongolo, L.L.A., R.L.A., P.P., Township Planner, testified that the proposed change to the Redevelopment Plan is substantially consistent with the Master Plan of the Township of Washington and the amendment is appropriate to meet the redevelopment goals and the amendment is consistent with the intentions of the Redevelopment Area; and

**WHEREAS**, from the submissions made to the Planning Board, the testimony and evidence presented, including the testimony and evidence of all interested parties and based upon the entire records, the following further findings of facts and conclusions of law were made:

1. All of the representations as set forth in the forgoing “WHERAS” paragraphs are hereby incorporated by reference herein as findings of facts.
2. This change to the Washington Township Delsea Drive Redevelopment Plan is to reclassify this parcel from an existing Corridor Area to a Node 4. Generally, throughout the Redevelopment Area the boundaries of Nodes follow distinct lines – either roadways or parcel lines. The expansion of the Node 4 is consistent with this approach. Due to the size of the intersection at Node 4 and the five-points intersection configuration, a readjusted boundary of Node 4 would create a larger and more functional redevelopment site that can accommodate the various site circulation requirements and design consideration of the Redevelopment Plan. The remaining area to the west of the proposed realigned area would remain a Corridor Area at this time.
3. The Planning Board has determined that the Redevelopment Plan amendment to the Washington Township Delsea Drive Redevelopment area is substantially consistent with the Township’s Master Plan, the General Re-examination of the Master Plan and Master Plan Amendment adopted on May 18, 2010 and the overall plans of the Washington Township Delsea Drive Redevelopment area.
4. The Planning Board has determined that it is in the best interest of the Township to adopt this Ordinance and clearly state that this Resolution, and the Redevelopment

Plan, Washington Township Delsea Drive, prepared by F. Craig Remington, L.S., P.P. and Tamika K. Graham, P.P. AICP shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7 and the Municipal Land Use Law, to the Township Council containing the Planning Board's recommendation regarding the adoption of the Redevelopment Plan amendment to the Washington Township Delsea Drive Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED**, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the report submitted to the Planning Board, that the Planning Board of the Township of Washington, Gloucester County, New Jersey, does hereby recommend to the Township Council that it adopt the Redevelopment Plan amendment to the Washington Township Delsea Drive Redevelopment area as set forth herein and that this Resolution shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7.

**BE IT FURTHER RESOLVED**, that this Resolution be published within ten (10) days of the date of the adoption of this Resolution in the official newspaper of publication of the Township of Washington.

Adopted at a regular meeting of the Washington Township Planning Board held on  
March 5, 2019.

WASHINGTON TOWNSHIP  
PLANNING BOARD

  
ALBERT FRATTALI, Chairperson

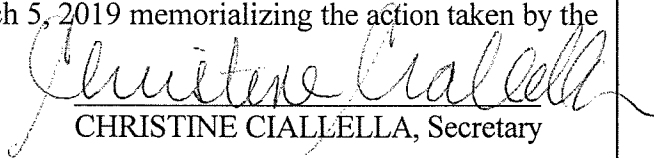
ATTEST:

  
CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali, Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle, V. Chair	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. D'Orazio, II	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Perry, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
M. D'Ariano, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. Metz, Jr., IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Bidinger, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
B. Dennis (Alt #1)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
R. Centrone (Alt #2)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on March 5, 2019 memorializing the action taken by the Board on March 5, 2019.

  
CHRISTINE CIALLELLA, Secretary