

RESOLUTION 2018-22

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
RECOMMENDING THE ADOPTION OF A REDEVELOPMENT PLAN
AMENDMENT FOR THE WASHINGTON SQUARE REDEVELOPMENT AREA**

WHEREAS, the Township Council of the Township of Washington (“Township Council”) previously established a redevelopment area in accordance with Resolution 160-2006, adopted on August 24, 2006, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12-1 et seq.) which area is commonly referred to as the “Washington Square Redevelopment Area”; and

WHEREAS, the initial Redevelopment Plan for the “Washington Square Redevelopment Area” was prepared by Remington & Vernick Engineers and adopted by Ordinance No. 4-2008 on March 27, 2008; and

WHEREAS, the Township Council introduced an Ordinance, Ordinance No. 14-2018, on June 27, 2018, whereby Township Council has determined that it is in the best interest of the Township to adopt a Redevelopment Plan Amendment for the Washington Square Redevelopment Area; and

WHEREAS, Ordinance 14-2018 proposes to amend the Redevelopment Plan for the Washington Square Redevelopment Area to provide for convenience stores with gasoline fuel centers, with limited indoor and outdoor seating, as a permitted use within Area I of the Redevelopment Zone; and

WHEREAS, the Township Planner, Joseph M. Petrongolo, L.L.A. R.L.A. P.P. of Remington & Vernick Engineers, prepared a Redevelopment Plan amendment, which is titled

“Redevelopment Plan, Washington Square Redevelopment Area”, dated November 19, 2007, revised June 15, 2018 and 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 M. Petrongolo, L.L.A., R.L.A., P.P., Township Planner, appeared, testified and presented his report, which report was made a part of the record herein with respect to the proposed Redevelopment Plan amendment for the Washington Square Redevelopment Area; and

WHEREAS, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Township Planner, testified as to the need for such changes to the Washington Square Redevelopment Area for the purposes served by said changes and the reasons why the plan should be amended to allow for convenience stores with gasoline fuel centers, with limited indoor and outdoor seating, as a permitted use within the Area I of the Redevelopment Zone; and

WHEREAS, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Township Planner, testified that the proposed changes to the Redevelopment Plan are substantially consistent with the Master Plan of the Township of Washington and the amendments are appropriate to meet the redevelopment goals and the amendments are 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. The Planning Board has determined that the Redevelopment Plan amendments to the Washington Square Redevelopment Area are 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 Square Redevelopment Area.
3. The Planning Board has determined that it is in the best interest of the Township to adopt this Resolution and clearly state that this Resolution, and the Redevelopment Plan, Washington Square Redevelopment Area, prepared by Joseph M. Petrongolo, L.L.A., R.L.A., P.P. shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(e) and the Municipal Land Use Law, to the Township Council containing the Planning Board’s recommendation regarding the adoption of the Redevelopment Plan amendments to the Washington Square 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 amendments to the Washington Square 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(e).

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 August 7, 2018 memorializing the action taken by the Board on July 10, 2018.


CHRISTINE CIALLELLA, Secretary

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