ORDINANCE O003-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR THE WASHINGTON SQUARE REDEVELOPMENT AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) ("LRHL")

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, the Council previously established the 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:12A-1 et seq), which area is commonly referred to as the " Washington Square Redevelopment Zone"; and

WHEREAS, the Planning Board of the Township of Washington did recommend that certain parcels in the Study Area met the statutory requirements and recommended that the Study Area be designated as an Area in Need of Redevelopment; and

WHEREAS, acting on these recommendations, the Township Council subsequently declared the Washington Square Study Area to be an Area in Need of Redevelopment; and

WHEREAS, an initial Redevelopment Plan for the "Washington Square Redevelopment Area", which was prepared by Remington & Vernick Engineers and adopted by Ordinance 4-2008 on March 27, 2008; and

WHEREAS, the Township Planner prepared an amendment to the Redevelopment Plan which is titled Redevelopment Plan Washington Square Redevelopment Area, dated November 19, 2007 and revised to February 19, 2025; and

WHEREAS, the proposed amended redevelopment plan would expand upon the conditionally permitted use of automobile sales agencies and services to include motor vehicle sales agencies and services, including factory authorized dealerships, national used car dealerships and vehicle auction facilities including repair shops adjacent to and in connection therewith and including new and used car sales and storage lots, provide additional standards for the use, amend the lighting standards and amend the sidewalk design standard; and

WHEREAS, Township Council has deemed it in the best interest of the public health, safety and welfare to adopt an Amended Washington Square Redevelopment Plan as set forth in Exhibit "A" attached here.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, in the County of Gloucester, State of New Jersey, as follows:

SECTION 1: The Township Council of the Township of Washington, County of Gloucester and State of New Jersey hereby adopts the Amended Washington Square Redevelopment Plan attached hereto as Exhibit "A".

SECTION 2: The Township Council of the Township of Washington further declares and determines that the said Amended Washington Square Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 *et seq*.

SECTION 3: All Ordinances, Plans, Plan Amendments or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall be referred to the Township Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

SECTION 6: Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law..

INTRODUCTION: March 26, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes		X	X				
Harris			X				
Bennett	X		X				
Brown			X				
Del Borrello			X				

TOWNSHIP OF WASHINGTON

By: Donald C. Brown Jr.
Donald C. Brown, Jr., Council Vice President

I, Christine Ciallella, do hereby attest the above Ordinance **O003-2025** was introduced at the Township of Washington Meeting on March 26, 2025. A public hearing will occur on April 9, 2025 at 6:00PM.

ATTEST:

Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: April 9, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes		X	X				
Harris			X				
Bennett	X		X				
Brown			X				
Del Borrello						X	

I, Christine Ciallella, do hereby attest the above Ordinance **O003-2025** was adopted at the Township of Washington Meeting on April 9, 2025 by Township Council after a public hearing which was scheduled for April 9, 2025. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

On this 9 day of April 2025, I hereby approve the above Ordinance **O003-2025**.

ANTHONY DELLAPIA, MAYOR