ORDINANCE O021-2026

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 Township 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" 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, originally dated November 19, 2007, as amended through April 14, 2026; and

WHEREAS, the current proposed amended redevelopment plan would provide for the redevelopment of Area V (Block 115.02, Lot 18.01) as a multi-family residential development, incorporate revisions to ensure consistency with current affordable housing requirements including the Township's Fourth Round Housing Plan Element and Fair Share Plan and the Uniform Housing Affordability Controls, remove outdated provisions, and include a new section addressing zero-emission fueling and charging infrastructure in accordance with recent amendments to the LRHL, and is prepared by Pennoni Associates, dated April 14, 2026; and

WHEREAS, the amended redevelopment plan reaffirms and updates the development framework for Area IV (Block 115, Lot 7), which is to be developed as an inclusionary residential project of up to 400 dwelling units, including a twenty percent (20%) affordable housing set-aside, consistent with the terms of the prior Developer's Agreement and applicable affordable housing regulations; and

WHEREAS, the amended redevelopment plan establishes and clarifies the development standards for Area V (Block 115.02, Lot 18.01), providing for a coordinated residential development of up to 305 dwelling units, including both market-rate and affordable housing components, and setting forth associated bulk, design, and affordability requirements consistent with current statutory and regulatory obligations; and

WHEREAS, the proposed amended redevelopment plan has been referred to the Township Planning Board pursuant to N.J.S.A. 40A:12A-7(e) for review and report as to consistency with the Township Master Plan; and

WHEREAS, the Township Council has determined that the amended redevelopment plan is consistent with the Township Master Plan, or designed to effectuate such plan, and advances the purposes of redevelopment under the LRHL; and

WHEREAS, the 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 hereto.

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: May 6, 2026

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Harris			X				
Pasqualone			X				
Brown		X	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 **O021-2026**was introduced at the Township of Washington Meeting on May 6, 2026. A public hearing will occur on May 20, at 6:00 PM.

ATTEST:

Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: May 20, 2026

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

I, Christine Ciallella, do hereby attest the above Ordinance O021-2026was adopted at the Township of Washington Meeting on May 20, 2026 by Township Council after a public hearing which was scheduled for May 20, 2026. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

On this 21 day of MAY, 2026, I hereby approve the above Ordinance **O021-2026**.

ANTHONY DELLAPIA, MAYOR