RESOLUTION R081-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented ("Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Resolution 160-2006, adopted on August 24, 2006, the Township Council of the Township of Washington ("Township") designated specific parcels, including Block 115.02, Lot 18.01 of the Township of Washington, as an Area in Need of Redevelopment ("Redevelopment Area") in accordance with N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to its plans for the revitalization of the Township of Washington, the Township Council adopted the original Redevelopment Plan for the Washington Square Redevelopment Area by Ordinance 4-2008 on March 27, 2008 and most recently, via Ordinance No. 0001-2023, the Township Council adopted the "Amended Redevelopment Plan For The Washington Square Redevelopment Area" ("Redevelopment Plan"), which sets forth, inter alia, the plans for the rehabilitation and redevelopment of the Redevelopment Area; and

WHEREAS, the Township has been in discussion with **300 WATSON DRIVE PARTNERS LLC** ("Conditional Redeveloper") regarding redevelopment of the Redevelopment Area; and

WHEREAS, Conditional Redeveloper has presented its rehabilitation and redevelopment concepts to the Township consisting of a residential townhome project, and the Township and Redeveloper desire that the Redevelopment Area be rehabilitated and redeveloped in accordance with a Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, the parties intend to commence exclusive negotiations toward formulation of a Redevelopment Agreement to develop the Redevelopment Area in accordance with the requirements of a Redevelopment Plan; and

WHEREAS, in such event, the Township desires to designate **300 WATSON DRIVE PARTNERS LLC** as Conditional Redeveloper in order to negotiate with Conditional Redeveloper for a period of one hundred eighty (180) days in an effort to agree upon a Redevelopment Agreement; and

WHEREAS, the Township and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.

NOW, THEREFORE, BE IT RESOLVED, that **300 WATSON DRIVE PARTNERS LLC** is hereby designated as Conditional Redeveloper for the Redevelopment Area, and the Mayor and Township Clerk are hereby authorized to execute a Memorandum of Understanding between the Township and Conditional Redeveloper evidencing the parties' agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the Redevelopment Area.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

TOWNSHIP OF WASHINGTON

By: _____
Peter Del Borrello, III, Council President

I, Christine Ciallella, do certify this to be a true copy of Resolution **R081-2025** adopted by the Township of Washington, Gloucester County, at the regular meeting held on February 26, 2025 and shall take effect immediately.

By: _____
Christine Ciallella, RMC, CMR
Township Clerk

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