RESOLUTION R099-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION AUTHORIZING AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN WATSON DRIVE PARTNERS LLC AND THE TOWNSHIP OF WASHINGTON

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 New Jersey 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 on the Official Tax Map of the Township ("the Property"), 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 preliminary discussions with 300 WATSON DRIVE PARTNERS LLC ("Conditional Redeveloper") regarding redevelopment of the Redevelopment Area, specifically the Property; and

WHEREAS, the Conditional Redeveloper has proposed to undertake the planning, design, and construction of certain improvements on the Property consisting of: forty-four (44) multi-story structures, approximating 304 +/- townhome dwelling units, of which 20% are affordable in three (3) structures disbursed throughout the project with accessory parking (the "Project"); and

WHEREAS, the Township has determined that it is in the best interests of the Township to enter into additional negotiations with Conditional Redeveloper and, therefore, to enter into a Memorandum of Understanding (MOU) with Conditional Redeveloper for the redevelopment of the Property; and

WHEREAS, pursuant to Resolution R081-2025, adopted on February 26, 2025, the Township formerly designated Conditional Developer as such and further authorized the negotiation, preparation, and execution of an MOU; and

WHEREAS, the Township finds that entering into the MOU will facilitate continued redevelopment efforts and serve the best interests of the Township and its residents.

NOW, THEREFORE, BE IT RESOLVED,

1. The Township Council hereby authorizes and approves the execution of the attached Memorandum of Understanding between the Township of Washington and 300 Watson Drive Partners LLC pertaining to the redevelopment of the Property with Conditional Redeveloper reaffirmed as conditional redeveloper as to the Property only.
2. The Mayor and the Clerk are hereby authorized and directed to execute the MOU in substantially the form attached hereto, and to take any necessary actions to effectuate the intent and purpose of this Resolution.
3. The Township Administrator, Township Attorney, and other appropriate Township officials are further authorized to take all steps necessary to implement the terms of the MOU and to facilitate negotiations toward a final Redevelopment Agreement.
4. This instant Resolution and the attached MOU reflect the current and complete intent of the parties at this time as pertains to the Redevelopment Area and the Property and shall be deemed to supplement Resolution No. R081-2025.

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

TOWNSHIP OF WASHINGTON

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

I, Christine Ciallella, do certify this to be a true copy of Resolution **R099-2025** adopted by the Township of Washington, Gloucester County, at the regular meeting held on March 26, 2025 and shall take effect immediately.

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

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