RESOLUTION R101-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION AUTHORIZING TRANSFER OF DELSEA DRIVE REDEVELOPMENT PHASE II PARCEL LOCATED AT 100 EGG HARBOR ROAD

WHEREAS, on March 26, 2021, the Township of Washington entered into a Redevelopment Agreement (the "*Agreement*") with JPC Group Real Estate, LLC ("*JPC Group*"), as Redeveloper, with respect to the redevelopment of the Delsea Drive Area In Need Of Redevelopment, including the Wawa Improvements located at 100 Egg Harbor Drive ("*Phase II*"); and

WHEREAS, in November of 2022, JPC Group effected a Permitted Transfer (as defined in the Agreement) to 2019 Blackwood Washington, LLC, as replacement Redeveloper; and

WHEREAS, 2019 Blackwood Washington, LLC has substantially completed the improvements to the Phase II portion of the Redevelopment Area, and was issued a Certificate of Occupancy on November 20, 2023, with maintenance bond(s) outstanding before a Certificate of Completion can be issued; and

WHEREAS, 2019 Blackwood Washington, LLC has entered into a contract of sale for Phase II, and has requested the Township's consent to the transfer the parcel in accordance with the Redevelopment Agreement; and

WHEREAS, the Township professionals have reviewed the request to transfer the Wawa Fuel and Convenience Property located at 100 Egg Harbor Road, Sewell, New Jersey submitted by 2019 Blackwood Washington, LLC and recommends that the Township grant 2019 Blackwood Washington, LLC consent for the transfer.

NOW, THEREFORE, BE IT RESOLVED by the Township of Washington as follows:

1. The Township, pursuant to the Redevelopment Agreement, and the terms set forth in this Resolution, hereby consents to the transfer of the property located at 100 Egg Harbor Road, Sewell, New Jersey from 2019 Blackwood Washington, LLC to Leon Dalva Acquisition LLC;
2. All remaining obligations under the Redevelopment Agreement which have not been satisfied as of the date of transfer, will be retained by 2019 Blackwood Washington, LLC and will survive closing on said transfer until such time as a Certificate of Completion is issued by the Township pursuant to the Redevelopment Agreement.

BE IT RESOLVED, this Resolution was adopted at a meeting of the Township Council of the Township of Washington, County of Gloucester in the State of New Jersey on March 26, 2025.

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 **R101-2025** 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				