

RESOLUTION R266-2019

**WASHINGTON TOWNSHIP
GLOUCESTER COUNTY**

**RESOLUTION AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT BETWEEN
THE TOWNSHIP OF WASHINGTON AND THE COUNCIL OF THE TOWNSHIP OF WASHINGTON
("TOWNSHIP") AND JPC GROUP REAL ESTATE, LLC ("REDEVELOPER")**

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* as amended and supplemented, (the "Act") the Township has undertaken a program for the redevelopment of certain property identified as Block 15, Lots 1, 2, 3 and 4; Block 8, Lots 2.01, 2.02, 2.03, 2.04, and 3; Block 8.01, Lots 3.01 and 4; Block 7.04, Lots 6 and Block 7 P/O 6.02 located at the intersection of County Route No. 603 (Blackwood-Barnsboro Road) and County Route No. 630 (Egg Harbor Road) in Washington Township (the "Project Site" or "Property"). The Project Site is currently owned by the Redeveloper. The Redeveloper intends to construct a Wawa convenience store and fuel station, a fast food restaurant and extensive roadway improvements at the Project Site in a time frame that is practicable and commercially reasonable; and

WHEREAS, the Council of the Township of Washington has determined that the redevelopment of the Project Site will promote job creation and economic redevelopment within the municipality and the County of Gloucester, as well as an attractive project. The Township further duly adopted Ordinance No. 15-2009 on May 22, 2019, adopting the Amended Delsea Drive Redevelopment Plan in accordance with the Act; and

WHEREAS, the Township Council has been authorized to act as a Redevelopment Entity to oversee the implementation of such Redevelopment Plan; and

WHEREAS, Redeveloper maintains that it is in the business of owning, maintaining, and enhancing real property for commercial and other purposes and that it has the financial ability, experience and expertise to redevelop the Property within a reasonable time through its team, in accordance with the provisions of this Agreement. The Township and Redeveloper both desire and anticipate that the Project will consist of the construction of a Wawa convenience store and fuel station, a fast food restaurant and extensive roadway improvements; and

WHEREAS, as a material inducement to the Township, the Redeveloper has agreed, among other things, to: (i) create a project at the Property that is both aesthetically pleasing and will spark revitalization and substantial investment in this area of the Township; (ii) redevelop the Property in accordance with the Concept Plan attached to the Redevelopment Agreement; (iii) reimburse the Township for costs and fees incurred as set forth in the Redevelopment Agreement; (iv) make certain

representations and warranties as set forth therein; and (v) tender payment of such escrow, deposits and payments as set forth therein; and

WHEREAS, to effectuate the purposes of the Act, the Township and Redeveloper agree to enter into a Redevelopment Agreement attached hereto as Exhibit "A" in order to further the Project.

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Washington, County of Gloucester and State of New Jersey that it hereby authorizes and approves the Redevelopment Agreement between JPC Group Real Estate, LLC, the Redeveloper and the Township, attached hereto as Exhibit "A"; and

BE IT FURTHER RESOLVED that the Mayor of the Township is authorized to execute the Redevelopment Agreement on behalf of the Township and the appropriate Township officials are hereby authorized to take the necessary action in furtherance of the Redevelopment Agreement.

TOWNSHIP OF WASHINGTON

By: 
 Joe Perry, Council President

I, Christine Ciallella, do certify this to be a true copy of a resolution adopted by the Township of Washington, Gloucester County; at the regular meeting held on November 13, 2019 and shall take effect immediately.

By: 
 Christine Ciallella, RMC
 Township Clerk

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Dougherty		1	✓			✓	
Pasqualone						✓	
Williams						✓	
Longfellow	1		✓				
Perry			✓				