

WEST DEPTFORD TOWNSHIP

ORDINANCE 2024-08

**ORDINANCE OF THE TOWNSHIP OF WEST DEPTFORD ADOPTING AN
AMENDMENT TO THE RIVER CENTER AT WEST DEPTFORD (RIVERWINDS)
REDEVELOPMENT PLAN**

WHEREAS, in 1999, following the statutory process set forth in the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township adopted a redevelopment plan (the "RiverWinds Redevelopment Plan") for approximately 600 acres of property identified by tax block and lot within the Township bordering the Delaware River, Woodbury Creek and County Route 634 (Grove Street) (the "Redevelopment Area") which permitted commercial, residential, recreational and retail development on the properties set forth in the RiverWinds Redevelopment Plan; and

WHEREAS, the RiverWinds Redevelopment Plan was subsequently amended in 2000, in 2005, and in 2020; and

WHEREAS, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal, planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

WHEREAS, the Mayor and Committee have determined that the RiverWinds Redevelopment Plan requires amendment the definition of "age restricted" in Section 6.1.2 (Parcel 2 - Lot 3.01) and create new section 6.2.2 (Building Requirements); and

WHEREAS, the Township Committee has reviewed the Proposed Amendment to the Redevelopment Plan, found it to be beneficial to the Township and consistent with the vision for the Redevelopment Area and on March 20, 2024, the Township Committee adopted Resolution 2024-133, by which the Committee authorized the Entry Into and Execution of the Amended and Restated Redevelopment Agreement with Respect to the Redevelopment of Block 328, Lot 3.01 Located within the River Center at West Deptford Redevelopment Area; and

WHEREAS, the Township Committee desire to approve the Amendment to the Redevelopment Plan as set forth herein;

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WEST DEPTFORD, IN THE COUNTY OF GLOUCESTER, NEW JERSEY AS FOLLOWS:

Section 1. Section 6.1.2, is amended to state Age Restricted Multi-Family Housing as defined in N.J.A.C. 5:80-33.2 and which may also include housing with a veterans preference consistent with N.J.A.C. 5:40-2.1.

Section 2. New Section 6.2.2. is added as follows:

- (a) Density: The Project shall be developed with a density of no more than eighty-four (84) residential units
- (b) Building Footprint: The overall building footprint may be approximately

20,612 square feet, with an overall building gross floor area of approximately 82,448 square feet.

- (c) Height: The buildings in the Project shall not exceed four (4) stories, which shall not exceed fifty-five (55) feet from average grade elevation.
- (d) Building Improvements:
 - (i) Timberlane or equal roof shingles shall be permitted.
 - (ii) Security cameras on buildings shall be permitted.
 - (iii) Fire suppression system with outside access shall be permitted.
- (e) Parking: Off-street parking shall be provided on site in accordance with Residential Site Plan Improvement Standards ("RSIS"). If it can be demonstrated through a traffic/parking study that sufficient parking will be available with banked parking spaces, a reduction in parking may be permitted
- (f) Other Accessory Site Improvements permitted but not required:
 - (i) Irrigation system.
 - (ii) Cluster mailboxes.
 - (iii) Community space.
 - (iv) Eternal Flame, Columbarium, Greenhouse, Trash Enclosure, Shed, Resident Outdoor Amenity Spaces, including Pergolas,(4) Flag Poles, and Bike Rack
 - (v) Dog run with fencing.
 - (vi) New Jersey Transit Bus Stop Bench.
- (g) Landscaping: In lieu of planting street trees with 40 foot spacing, the Redeveloper shall work with the Planning Board professionals to develop a landscape plan to plant shrubs and trees in the interior area of the site.
- (h) Walking Trail: Any walking trail shall have a grade of 5% or less to be ADA compliant.
- (i) Monument Sign: The Project may have: one (1) monument sign with the name of Solder On and the property address up to 8 feet wide by 6 feet high and ground mounted lighting; one (1) monument sign with the project information and address, up to 8 feet wide by 6 feet tall with ground mounted lighting; and a stone boulder with 3 foot by 3 foot Gordon H. Mansfield, commemorative plaque.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Committee for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

TOWNSHIP OF WEST DEPTFORD


JAMES P. MEHAFFEY, MAYOR

ATTEST:


LEE ANN DEHART, Registered Municipal Clerk

INTRODUCED at a meeting of the Township Committee of the Township of West
Deptford, held on April 17, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehafeey	✓			
Adam Reid	✓			
Megan Kerr	✓			
Ashley Morrell	✓			
Jim Robinson	✓			
TALLY:	5			

ADOPTED at a meeting of the Township Committee of the Township of West Deptford,
held on May 15, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehafeey	✓			
Adam Reid	✓			
Megan Kerr	✓			
Ashley Morrell	✓			
Jim Robinson	✓			
TALLY:	5			