

TOWNSHIP OF WINSLOW, NEW JERSEY

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING ORDINANCE O-2019-029
AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR
EXEMPTION AND ABATEMENT LAW WITH CORRIDOR CONSTRUCTION, INC.**

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

WHEREAS, on May 22, 2018, the Township Committee adopted Resolution R-2018-248, designating parcels identified as Block 1502, Lot 10 (the “Property” or “Redevelopment Area”) as an “Area in Need of Redevelopment” in accordance with the Redevelopment Law, referred to herein as the “Redevelopment Area;” and

WHEREAS, pursuant to Ordinance O-2018-25 adopted on November 20, 2018, the Township Committee adopted a redevelopment plan entitled the “Maressa Redevelopment Plan” (the “Redevelopment Plan”), and which sets forth, inter alia, the plans for the redevelopment and rehabilitation of the Redevelopment Area; and

WHEREAS, the provisions of the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A:21-1, et seq. (the “Exemption Law”), permit a municipality to exempt from the payment of real estate taxes, for a limited period of time, any improvements made in the development of a rehabilitation area, subject to the terms and conditions of a tax agreement complying with the requirements of the Exemption Law; and

WHEREAS, Corridor Construction, Inc. having offices at 191 West White Horse Pike, Berlin, New Jersey 08009 (the “Entity”), has taken title to the Property and submitted a proposal to the Township to construct a 94-unit single-family residential project identified as (the “Project”) or (“Project Improvements); and

WHEREAS, the Township adopted Ordinance O-2019-029 on November 26, 2019, authorizing a Financial Agreement pursuant to the Five-Year Exemption and Abatement Law with Corridor Construction, Inc.; and

WHEREAS, the Township has received requests from the owners of properties located at 52 Senators Way, Block 1502.01, Lot 25 and 59 Senators Way, Block 1502.03, Lot 13 which are encompassed within Ordinance 0-2019-029 who are now seeking totally disabled veterans status for tax exemption purposes; and

WHEREAS, the Township has contacted the State of New Jersey, Division of Taxation who has informed that in order to provide the owners of 52 Senators Way and 59 Senators Way with totally disabled veterans status for tax exemption purposes it is necessary to amend Ordinance O-2019-29 accordingly;

WHEREAS, the Mayor and Township Committee find that the totally disabled veterans status for tax exemption purposes for the owners of 52 Senators Way and 59 Senators Way should take priority and preference over the Five-Year Exemption and Abatement Law so that these disabled veterans can achieve complete tax exemption status for their service to their country.

NOW THEREFORE BE IT ORDAINED, by the Mayor and the Township Committee of the Township of Winslow, as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The owners of the properties located at 52 Senators Way, Block1502.01, Lot 25 and 59 Senators Way, Block 1502.03, Lot 13 in the Township of Winslow, County of Camden and State of New Jersey are hereby removed from the Financial Agreement under the Five-Year Exemption and Abatement Law as set forth in Ordinance O-2019-029 so that they may apply for and receive, if eligible, tax exemption status as totally disabled veterans as provided for under law and as determined by the Township Tax Assessor.

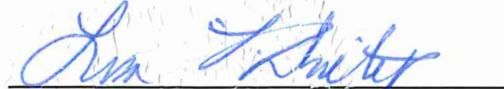
SECTION 3. In the event the properties located at 52 Senators Way and 59 Senators Way in the Township of Winslow, County of Camden and State of New Jersey lose eligibility for tax exemption purposes as set forth herein, said properties shall be automatically reinstated into the Financial Agreement as set forth in O-2019-029 to the extent those properties are still eligible for same.

SECTION 4. This Ordinance shall take effect after final adoption and publication according to law.

INTRODUCED: February 13, 2024

ADOPTED: FEB 27 2024


RAYMOND WATKINS, JR., DEPUTY MAYOR


LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **February 27, 2024** at the Winslow Township Municipal Building

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____