

RESOLUTION 2025-8

RESOLUTION OF THE TOWNSHIP OF WILLINGBORO PLANNING BOARD RECOMMENDING THAT PROPERTIES IDENTIFIED AS BLOCK 2, LOT 7.01, BLOCK 5.02, LOTS 8, 9, 10, 11 AND 17; AND BLOCK 15, LOT 1 ON THE TAX MAP OF THE TOWNSHIP OF WILLINGBORO BE DESIGNATED AS A CONDEMNATION REDEVELOPMENT AREA.

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., and Resolution R 2024-318 of the Township Council of the Township of Willingboro (hereinafter the "Council"), the Planning Board of the Township of Willingboro (hereinafter the "Board") authorized a preliminary investigation of Block 2, Lot 7.01, Block 5.01, Lot 2, Block 5.01, Lot 3, Block 5.01, Lot 3 Qualifier: QFarm, Block 5.02, Lot 8, Block 5.02, Lot 9, Block 5.02, Lot 10, Block 5.02, Lot 11, Block 5.02, Lot 17, Block 11.01, Lot 14 and Block 15, Lot 1, on the Tax Map of the Township of Willingboro (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, Resolution R 2024-318 indicated that the properties in the Study Area may be deemed a Condemnation Redevelopment Area, in the event that the Board determines that the Study Area constitutes an area in need of redevelopment under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board received and reviewed the "Redevelopment Study and Preliminary Investigation Report" prepared by BRS, Inc., dated May 22, 2025 (hereinafter the "Study"), relating to the Study Area; and

WHEREAS, on June 9, 2025, the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, the Board caused to be published advance notice of said public meeting in the Burlington County Times on two (2) occasions and served notice of said public meeting on

all owners of property within the Study Area, said publication and service having been completed at least ten (10) days in advance of the public hearing date; and

WHEREAS, at the public hearing, the Board heard the testimony of Michael Kolber, A.I.C.P., P.P., a New Jersey Licensed Planner, who is employed by BRS, Inc.; and

WHEREAS, Mr. Kolber testified regarding the Study's conclusion that each of the lots in the Study Area meets one or more criteria to be considered an area in need of redevelopment. More specifically, the Study concludes that Block 2, Lot 7.01, qualifies for designation as an area in need of redevelopment under Criterion A (N.J.S.A. 40A:12A-5(a)), Criterion B (N.J.S.A. 40A:12A-5(b)) and Criterion D (N.J.S.A. 40A:12A-5(d)); Block 5.01, Lots 2, 3 and 3 QFarm qualifies for designation as an area in need of redevelopment under Criterion A (N.J.S.A. 40A:12A-5(a)) and Criterion D (N.J.S.A. 40A:12A-5(d)); Block 5.02, Lots 8, 9, 10, 11 and 17 qualifies for designation as an area in need of redevelopment under Criterion B (N.J.S.A. 40A:12A-5(b)) and Criterion D (N.J.S.A. 40A:12A-5(d)); Block 11.01, Lot 14 qualifies for designation as an area in need of redevelopment under Criterion D (N.J.S.A. 40A:12A-5(d)) and Block 15, Lot 1 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) and Criterion D (N.J.S.A. 40A:12A-5(d)); and

WHEREAS, the public was given the opportunity to be heard at the public hearing, during which the Board heard testimony from Frank Woolman, the owner of the properties in Blocks 5.01 and 11.01 in the Study Area (the "Big Fish" properties), and from New Jersey Licensed Planner Craigh Rahnkamp, both of whom stated that the Big Fish properties are not in need of redevelopment as they are in fact the site of an ongoing landscaping and nursery business. The owner also noted that the property is currently under contract to a buyer who plans to construct a commercial facility utilizing the entire site. James Turteltaub Esquire and Ted Rosenberg Esquire

appeared on behalf of Mr. Woolman, and introduced the following Exhibits in support of their arguments:

Exhibit O-1: Judgment from the Burlington County Board of Taxation

Exhibit O-2: Zoning Permit Application for Block 5.01, Lot 2

Exhibit O-3: Site Photos

The Board engaged in extensive discussion with the representatives of the Big Fish properties, and ultimately determined that it would be appropriate to defer taking any action at this time regarding those properties, in light of the information concerning the properties' current use and potential private redevelopment.

(No further comment was received during the public portion, although a person participating through Zoom commented during the later general public comment session that he is an owner of another of the Study Area properties, and had only received the hearing notice that day. He requested that the Board defer any action on the property. The Board's attorney advised him that the notice requirements had been satisfied, and the Board had already voted on the matter.)

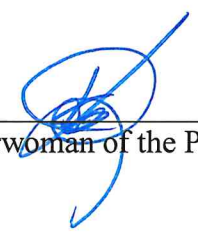
NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Willingboro hereby incorporates the forgoing recitals as though fully set forth at length herein; and

NOW, THEREFORE, be it further resolved that the Planning Board of the Township of Willingboro hereby finds and concludes, and further recommends to the Willingboro Mayor and Township Council, that Block 2, Lot 7.01, Block 5.02, Lot 8, Block 5.02, Lot 9, Block 5.02, Lot 10, Block 5.02, Lot 11, Block 5.02, Lot 17, and Block 15, Lot 1, on the Tax Map of the Township

of Willingboro in the Study Area be designated as a Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots meets one or more of the criteria set forth in N.J.S.A. 40A:12A-5; as established by the Study and the testimony of Mr. Kolber which are adopted herein; and

NOW, THEREFORE, be it further resolved that a copy of this resolution be forwarded to the Clerk of the Township of Willingboro for distribution to the Mayor and Council within five (5) days of the date of the adoption of this Resolution.

	YES	NO	N.V.	A.B.	MOT	SEC
D. Curtis	X					X
K.Davis Chair	X					
K. McIntosh CW				X		
M. Turner	X					
S. Whitfield Mayor	X					
G. Lawery	X					
M. Nock Vice Chair	X				X	
Alt A. Avant	X					
X-Indicates Vote	NV-Not Voting	AB-Absent	MOT-Motion	SEC-Second		



 Chairwoman of the Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Township of Willingboro at a regular meeting held on the 9th day of June 2025.



 Planning Board Secretary